



**Bramley Close, Waterlooville PO7 7SU**

**welcome to**

## **Bramley Close, Waterloooville**

Immaculate four bed detached home in a cul-de-sac near Waterloooville Town Centre. Open-plan kitchen/diner and lounge with bi-fold doors, driveway, garage, landscaped garden and versatile summerhouse/office.

### **Entrance Porch**

Double glazed window to front aspect. Entrance via UPVC door. Door to hallway.

### **Entrance Hall**

Window to front aspect. Radiator, wood flooring. Carpeted stairs to first floor. Sliding door to shower room. Doors to lounge and kitchen/diner.

### **Shower Room**

Double glazed window to front aspect. Shower with sliding door, wash hand basin and low level WC set with vanity unit with enclosed cistern. Heated towel rail, tiled walls to principal areas.

### **Lounge**

Double glazed bi-fold doors to rear garden. Two vertical radiators, wood flooring

### **Kitchen / Diner**

Double glazed door to side aspect, double glazed window to front aspect. Wood flooring, range of wall and base cupboards and drawers with work surface over incorporating two sink units. Under unit lighting, spotlights to ceiling. Built-in dishwasher, electric hob with extractor over, fridge/freezer, double oven and washing machine. To the dining area are double glazed bi-fold doors to rear garden. Vertical radiator. Space for table and chairs.

### **First Floor Landing**

Double glazed window to front aspect. Carpet flooring, airing cupboard, access to loft space.

### **Bedroom One**

Double glazed window to rear aspect. Carpet flooring, radiator, built-in wardrobe.

### **Bedroom Two**

Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bedroom Three**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bedroom Four**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bathroom**

Double glazed window to front aspect. Panel enclosed bath with shower over, wash hand basin and low level WC set within vanity unit with enclosed cistern. Heated towel rail.

### **Outside**

#### **Front**

Block paved driveway, providing off road parking. Pedestrian gate to rear garden.

#### **Rear Garden**

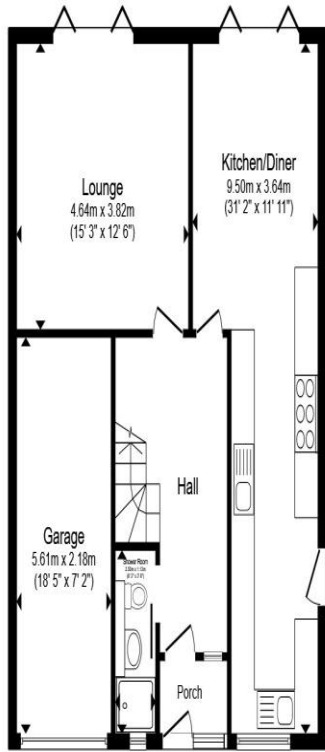
South facing garden with large patio area and lawn with raised borders and shrubs. Wooden shed.

#### **Office**

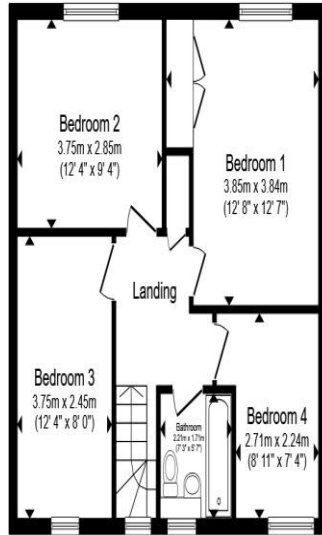
Summerhouse/office with double glazed French doors and window and double wooden doors to garden. Wood floor, insulated walls and ceiling, power and light.

#### **Garage**

Integral garage with up and over door, power and light.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 142.1 m<sup>2</sup> (1,530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Bramley Close,**  
**Waterlooville**

- Four Bed Detached House
- Off Road Parking
- Integral Garage
- Open Plan Kitchen/Diner with Bi-Fold Doors
- Summerhouse / Office Space

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£550,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV105793](https://fox-and-sons.co.uk/Property/WLV105793)



Property Ref:  
WLV105793 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**