FINEST

exclusively by bernards

7A North Close | Havant

FOR SALE

5 3 4

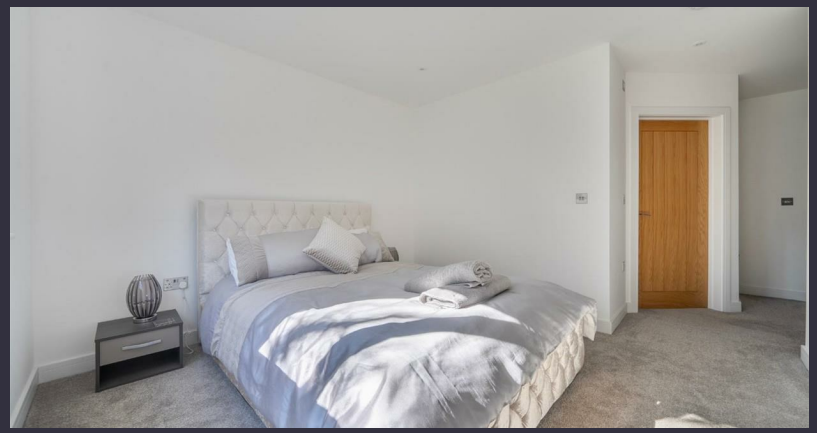
Key features

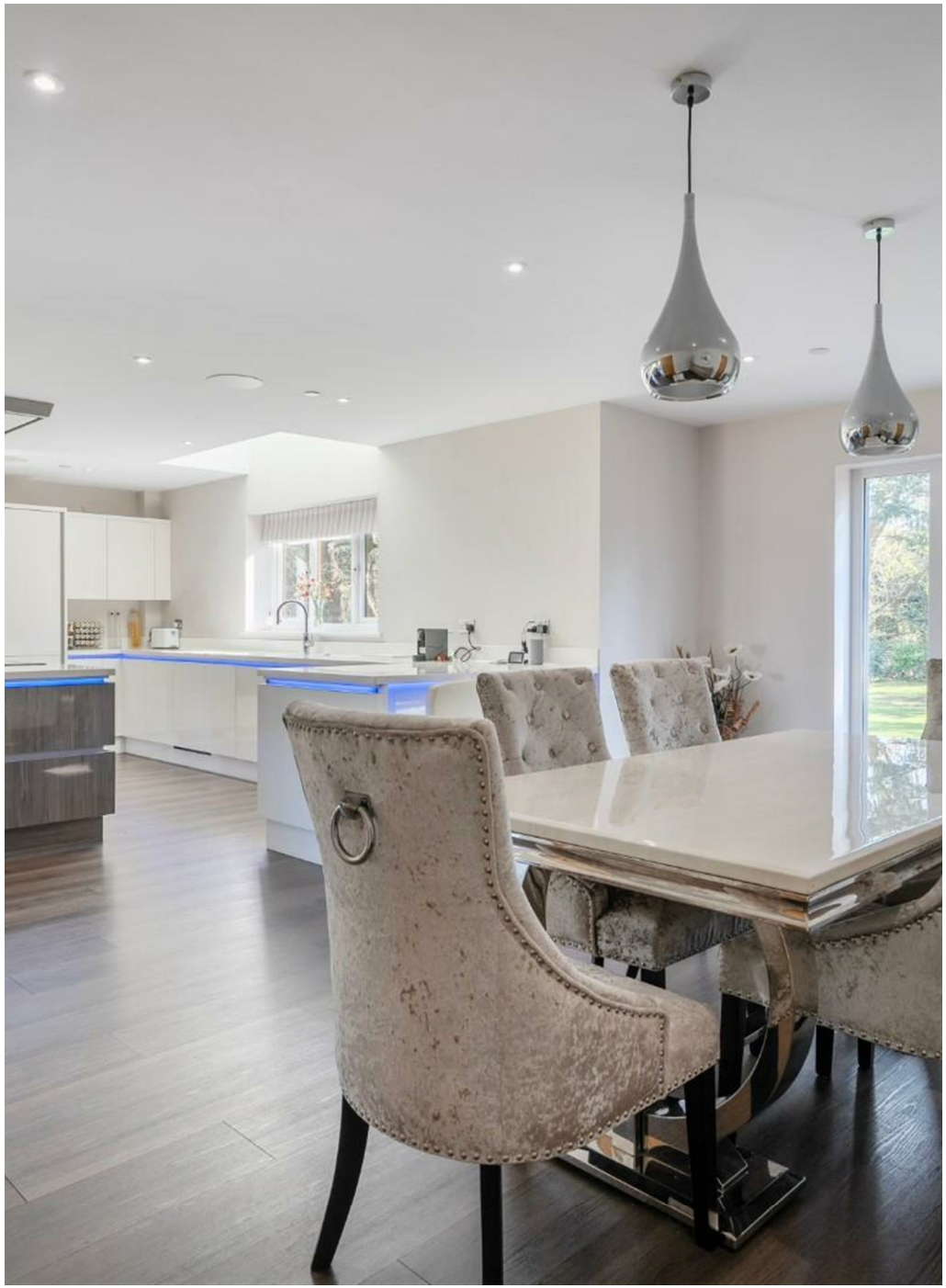
- PRIVATE ROAD
- SITUATED ON A LARGE PLOT
- DRESSING ROOM TO MASTER
- WALKING DISTANCE TO LANGSTONE
- SUBSTANCIAL FAMILY HOME
- SOUGHT AFTER LOCATION
- LABC WARRANTY UNTIL 2029
- BUILT IN 2019
- OPEN PLAN LIVING
- IMPRESSIVE ENTRANCE HALL

Welcome to North Close, a truly exceptional home nestled within the desirable Wade-Court Estate in Havant. This newly built house offers a perfect blend of modern luxury and comfort, making it an ideal choice for families or those seeking a spacious retreat.

As you approach the property via a private road, you are greeted by a stunning entrance hallway that is bathed in natural light. The ground floor boasts underfloor heating throughout, ensuring a warm and inviting atmosphere. The heart of the home is undoubtedly the expansive open-plan kitchen and dining area, measuring approximately 30x30ft. This impressive space features a stylish kitchen with an island and bi-fold doors that seamlessly connect to the outdoor area, making it perfect for entertaining guests.

The ground floor also includes a convenient downstairs cloakroom and an office. The downstairs bedroom is thoughtfully designed with its own en-suite bathroom and fitted wardrobes, providing privacy and comfort. Additionally, a utility room





enhances the practicality of this well-appointed home.

Venturing upstairs, you will find a generously sized master bedroom complete with a built-in dressing area and a luxurious four-piece en-suite bathroom featuring a double vanity unit. The landing leads to a secondary lounge area, which is flooded with light from dual aspect windows overlooking the front and back gardens. Bedroom two is another spacious double with access to the four-piece en-suite/family bathroom, while bedroom three also benefits from fitted wardrobes.

Outside, the property is set on a substantial plot, offering complete privacy. A double garage has been cleverly designed to include an additional room with an en-suite shower, providing further versatility. The property bordered by a stream and features access to the Billy Trail, leading directly to the historic old mill at Langstone Harbour. With Havant town centre, excellent local schools and both bus and train station within walking distance.

ENTRANCE HALL

KITCHEN/DINING/LIVING ROOM
31'2" x 30'2" max (9.50 x 9.22 max)

UTILITY ROOM
8'5" x 6'2" (2.58 x 1.89)

OFFICE
12'11" x 10'5" (3.94 x 3.19)

2ND MASTER BEDROOM
19'6" x 10'9" (5.95 x 3.29)

EN-SUITE
9'10" x 8'0" (3.00 x 2.44)

W/C

1ST MASTER BEDROOM WITH WALK IN WARDROBE
17'1" x 17'0" max (5.22 x 5.19 max)

EN-SUITE (BEDROOM ONE)
17'2" x 6'8" (5.25 x 2.05)

LOUNGE
21'6" x 13'6" (6.57 x 4.12)

BEDROOM TWO
18'6" x 9'10" (5.65 x 3.02)

EN-SUITE / FAMILY BATHROOM
11'9" x 6'10" (3.60 x 2.09)

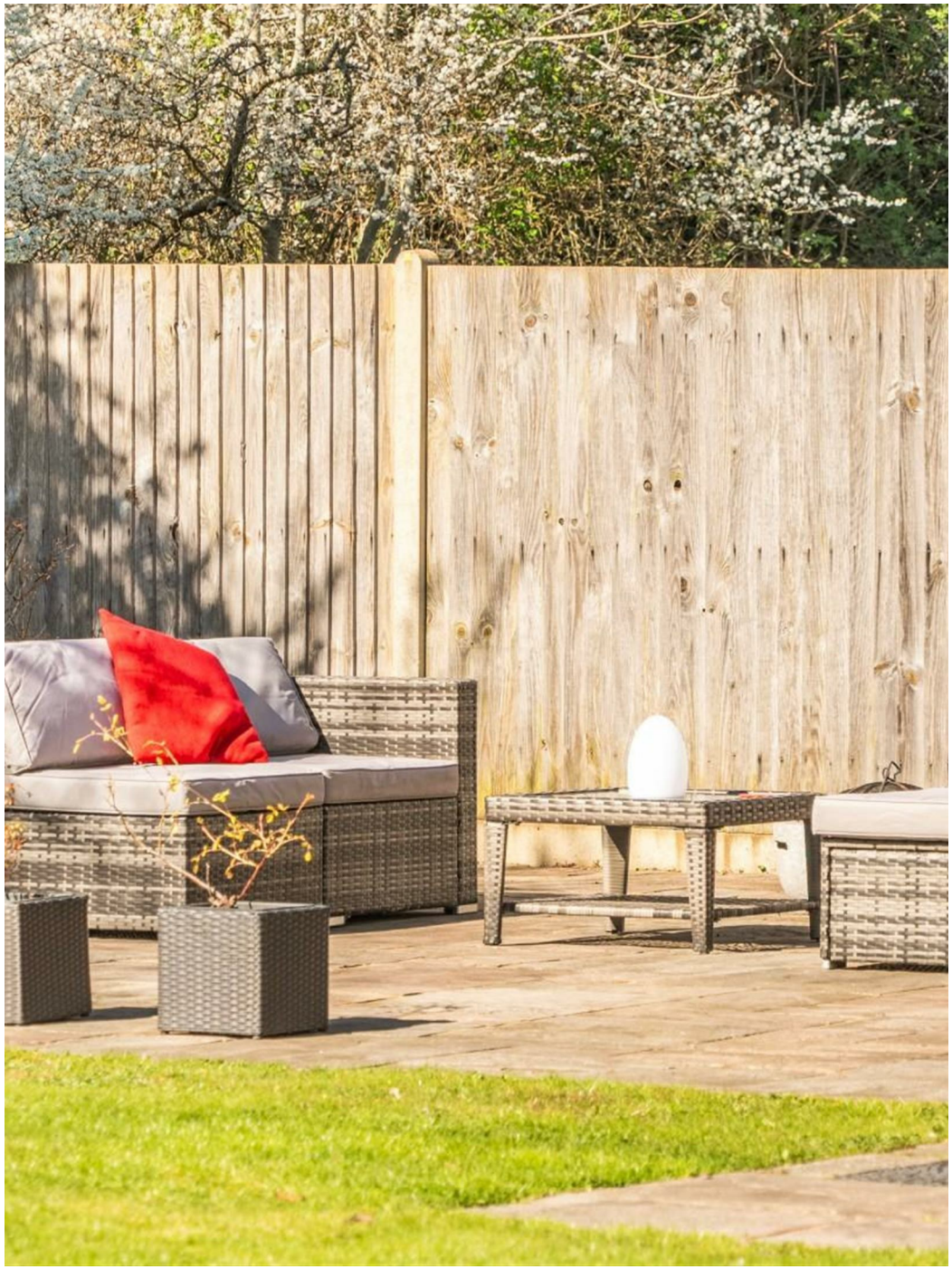
BEDROOM THREE
18'4" x 11'3" (5.61 x 3.43)

GARAGE
19'3" x 19'2" (5.88 x 5.86)

BEDROOM FIVE
12'6" x 11'1" (3.82 x 3.40)

SHOWER ROOM
8'7" x 2'11" (2.62 x 0.89)

Anti Money Laundering Havant
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

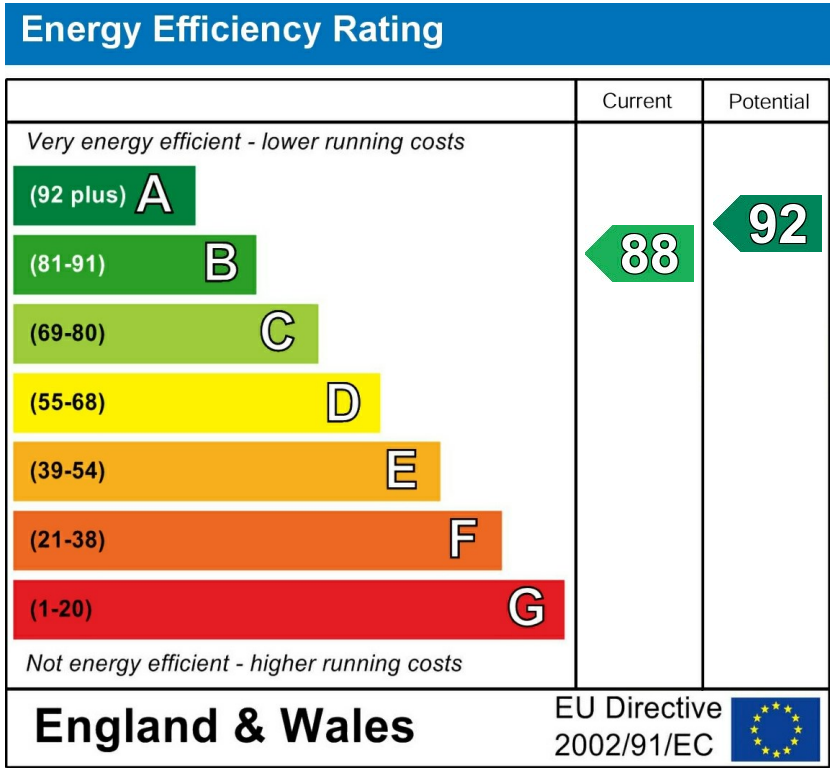
Offer Verification Procedure
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Property Removals
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor Quotes
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Havant Council Tax Band
Havant Borough Council: BAND G

FURTHER FEATURES
• All bedrooms have been fitted with TV points. Double plug sockets and double USB sockets on either side of the bed.
• Wired up for CCTV.
• Internal sprinkler system.
• Fibaro installed (lighting/security/motion sensors/blinds/climate control etc)
• Water softener.
• Quooker boil tap in kitchen with Insinkerator.
• 3 zone Nest.
• Underfloor water heating throughout downstairs.
• Gas central heated radiators throughout upstairs. With heated towel rails in the bathrooms.
• Ceiling speakers in Kitchen/lounge/dining area.
• External fixed wired electric lighting down the drive and front garden area.
• Security Alarm
• Soffit lighting.
• Access path with locked gate to South Close.

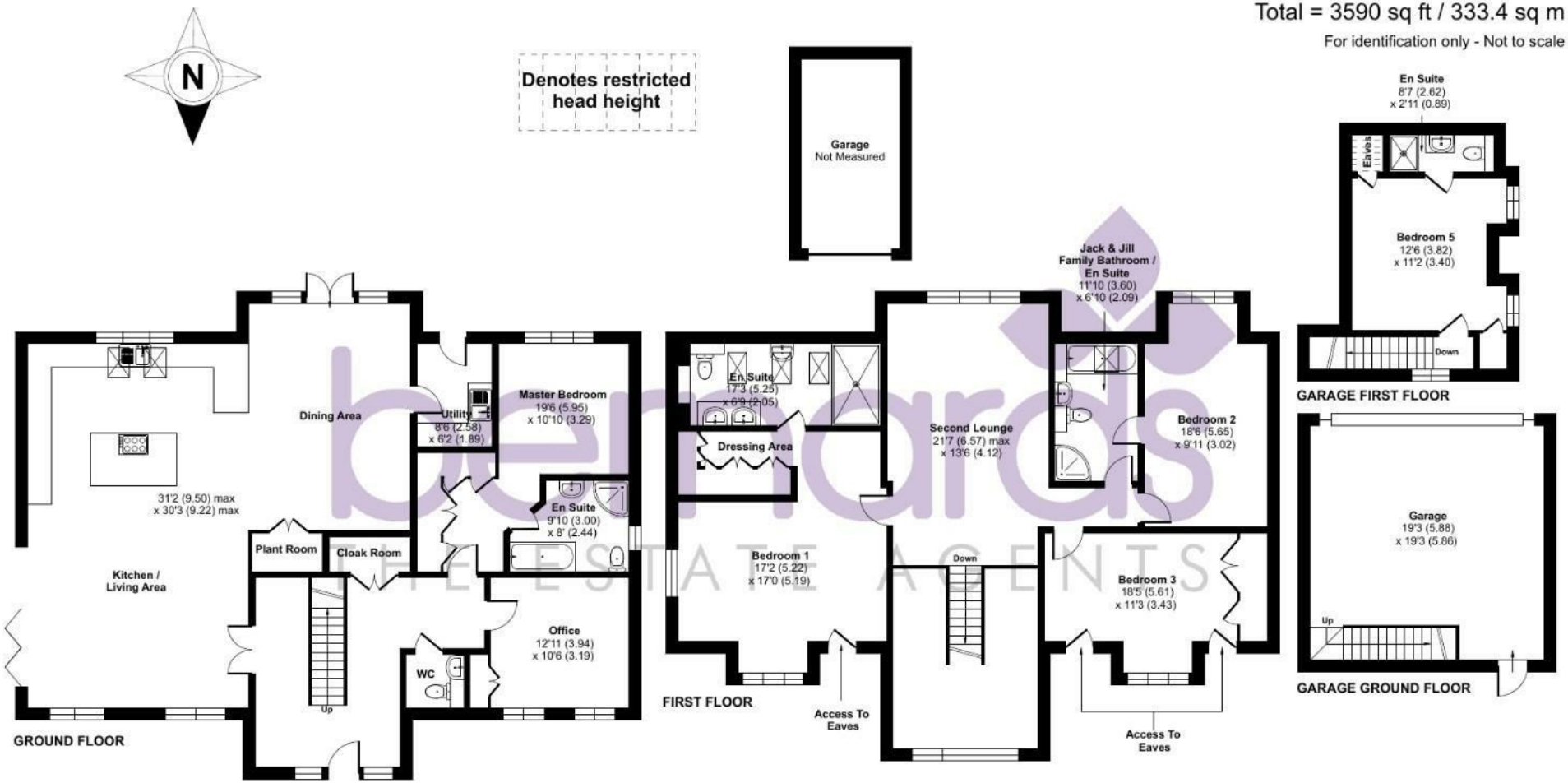


North Close, Havant, PO9

FLOORPLAN

Approximate Area = 2975 sq ft / 276.3 sq m (excludes garage)
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 604 sq ft / 56.1 sq m
Total = 3590 sq ft / 333.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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