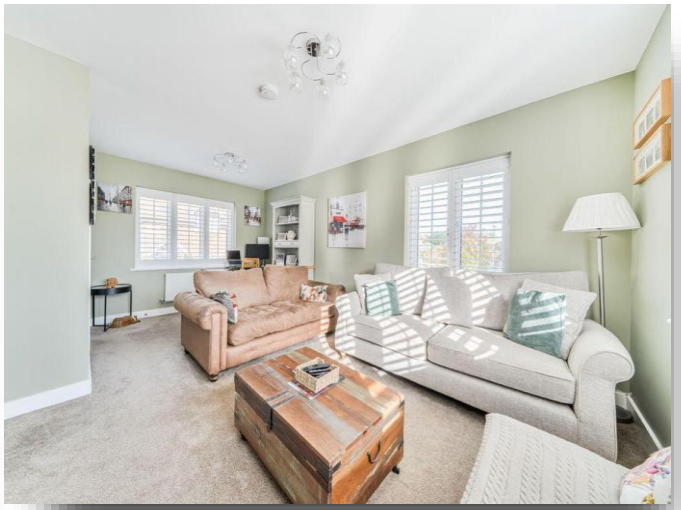






Blackthorn Avenue, Waterlooville PO8 9RF

fox & sons

welcome to

Blackthorn Avenue, Waterlooville

Beautifully presented three bedroom detached home in a sought-after Lovedean cul-de-sac, featuring a stunning kitchen with island, en-suite, landscaped south-facing garden, bar conversion, solar panels and EV charging provision.

Entrance Hall
Wood laminate flooring. Carpeted stairs leading to first floor, storage cupboard. Doors to:

W C
Double glazed window to front aspect. Tiled flooring, heated towel rail. Low level WC, wall mounted wash hand basin.

Lounge / Diner
Triple aspect double glazed windows. Two radiators, feature electric fire.

Kitchen / Breakfast Room
Double glazed windows and French doors leading to rear garden. Utility cupboard with space for washing machine and tumble dryer. Central island with breakfast bar, cupboard and drawers. Base units with work surface over incorporating sink unit, with tiled splashbacks. Built-in double oven, electric hob and fridge/freezer. Radiator, wood laminate flooring, spotlights. Additional storage cupboard.

First Floor Landing
Double glazed window to rear aspect. Carpet flooring, radiator, storage cupboard. Doors to:

Bedroom One
Double glazed window to front aspect. Carpet flooring, radiator, wardrobe unit. Door to en-suite.

En-Suite
Double glazed window to front aspect. Walk-in shower with sliding door, low level WC, wash hand basin. Fully tiled walls, tiled floor, heated towel rail.

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

Bedroom Three
Double glazed window to side aspect. Carpet flooring, radiator.

Bathroom
Double glazed window to rear aspect. Panel enclosed bath with shower over, low level WC, wash hand basin. Vinyl flooring, tiled walls, radiator.

Outside

Front
Front garden with pebble borders, path to front door and front railing. Block paved driveway leading to garage. Pedestrian gate to rear garden.

Garage
Partially converted into a lovely bar area. The remaining space is for storage.

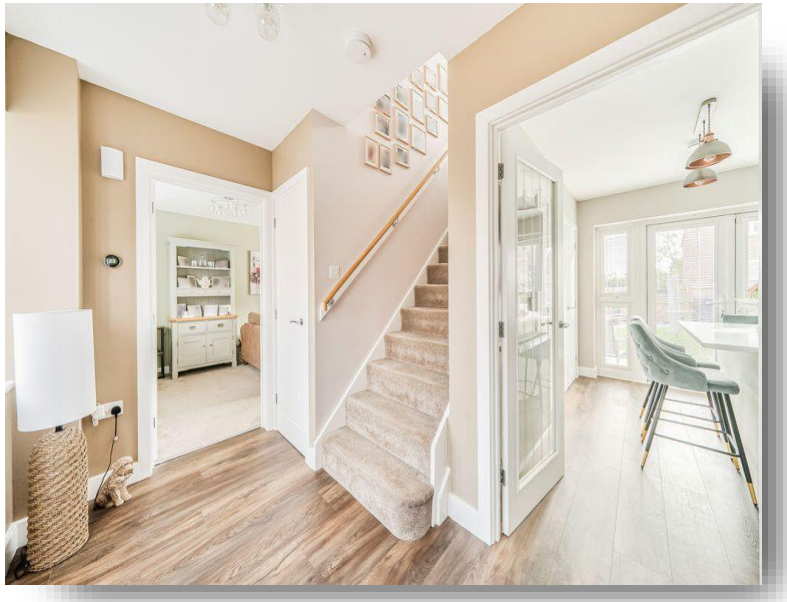
Rear Garden
South facing garden laid to lawn and patio with raised flower beds. French doors leading to bar area and door to storage. Electric awning. Gate to driveway.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026





welcome to

Blackthorn Avenue, Waterlooville

- Three Bed Detached House
- Garage Bar with Storage Area
- Solar Panels & EV Charging Ready
- En-Suite Shower Room
- Landscaped South Facing Garden

Tenure: Freehold EPC Rating: A
Council Tax Band: D

£475,000



view this property online fox-and-sons.co.uk/Property/WLV110002

The Property Ombudsman

Property Ref:
WLV110002 - 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

023 9226 2447

Waterlooville@fox-and-sons.co.uk

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

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.