





Offers over £425,000

11 Winifred Road

Waterlooville, PO7 7TD

- DETACHED FAMILY HOME
- DRIVEWAY FOR MULTIPLE VEHICLES
- PLANNING PERMISSION FOR SIDE AND REAR EXTENSION
- CLOSE PROXIMITY TO WATERLOOVILLE TOWN CENTRE
- THREE BEDROOMS
- GARAGE
- EASY ACCESS TO THE A3
- SUNNY ASPECT REAR GARDEN

Located on the sought-after Winifred Road in Waterlooville, this attractive three-bedroom detached family home offers comfortable living with exciting potential to extend. Benefitting from planning approval for front and rear extensions, a sunny south-facing garden, generous driveway and detached garage, the property is ideal for families seeking space, flexibility and a desirable residential setting.



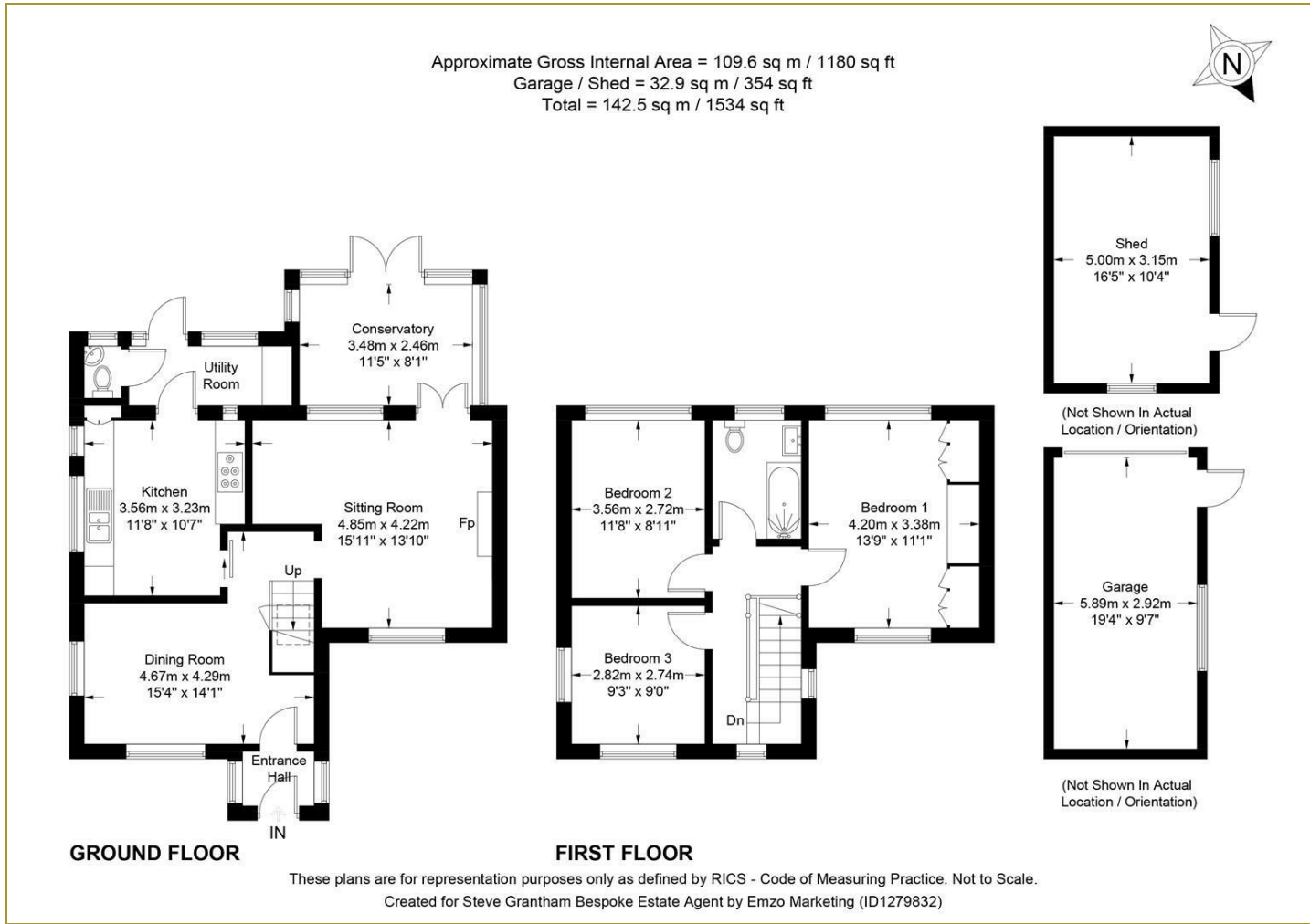
Situated on the highly desirable Winifred Road in Waterlooville, this charming detached family home offers a wonderful balance of comfort, space and future potential. The property features three well-proportioned bedrooms, making it an ideal choice for growing families or those seeking a peaceful yet practical living environment. A key highlight is the existing planning approval for both front and rear extensions, providing an exciting opportunity to enhance the accommodation with a master bedroom and en-suite, a cosy snug and a dedicated home office, allowing the next owners to truly tailor the home to suit their lifestyle while adding long-term value. To the rear, the enclosed south-facing garden enjoys plenty of natural sunlight and creates an inviting outdoor retreat, perfect for relaxing, entertaining or children's play. Completing the offering is a large driveway alongside a detached garage, ensuring generous parking and excellent storage options. Altogether, this appealing home represents more than just a place to live; it is a property with genuine scope to evolve into a long-term family haven in a sought-after location.



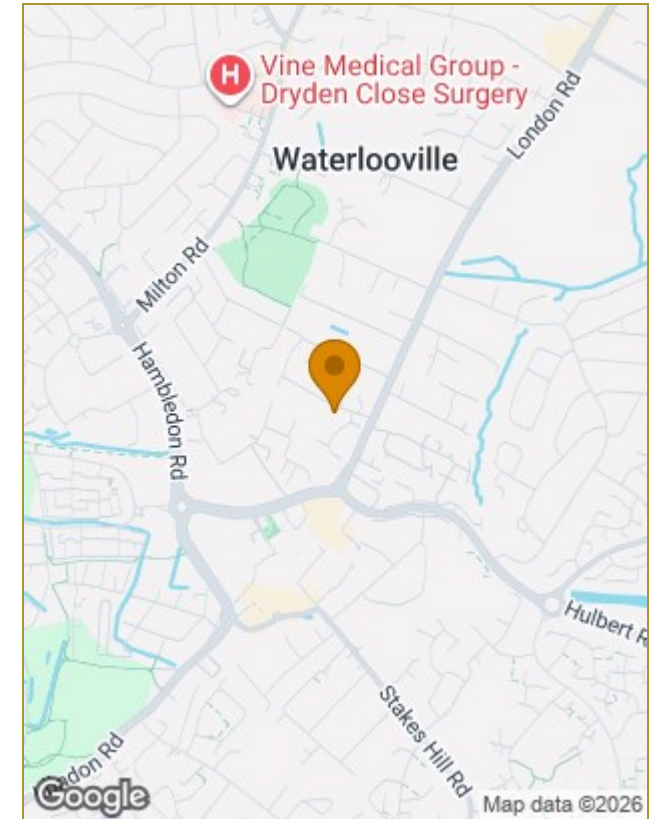




Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.