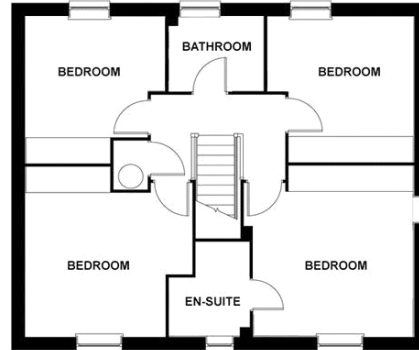
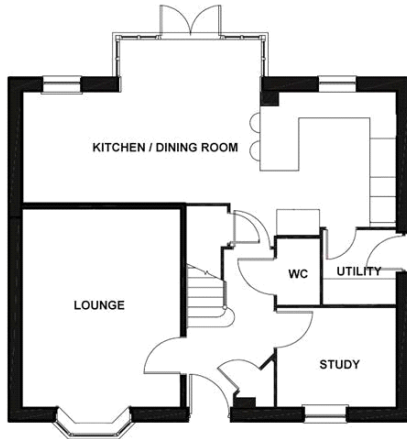


PRICE: £519,950



**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Pakenham Road, Berewood Heath,  
Waterlooville, PO7 3BY

**\*\*Must view\*\*** This David Wilson show home with all its extras and upgrades is perfect for the growing family. Accommodation includes a large kitchen/dining room with French doors into the garden, lounge with bay window, study with bay window, utility room, four double bedrooms, en-suite and bathroom

#### Entrance Hall

Composite front door, wood effect flooring. Stairs to first floor, radiator, alarm control panel, smooth ceiling with two ceiling lights. Cupboard housing consumer unit and alarm system.

**Study** W: 9' x L: 7' 6" (W: 2.74m x L: 2.29m)  
Bay with double glazed sash windows, radiator, smooth ceiling with ceiling light.

**Lounge** W: 12' x L: 15' 1" (W: 3.66m x L: 4.6m)  
Bay with double glazed sash windows, radiator, smooth ceiling with two ceiling lights and four inset down lighters.

**Cloakroom**  
White suite comprising low level close coupled WC and pedestal sink with mixer tap. Wood effect flooring, radiator, smooth ceiling with down lighters and extractor fan.

**Kitchen / Dining Room** W: 28' 5" x L: 15' 9" (W: 8.66m x L: 4.8m)  
Wall and base units with silestone work surfaces incorporating inset sink and drainer with mixer tap, electric double oven, six burner gas hob, extractor canopy, wine cooler, integral dishwasher and integral fridge/freezer. Wood effect flooring, double glazed bay with french doors to garden, two double glazed sash windows looking onto the garden. Smooth ceiling with ceiling light and inset down lighting. Specified measurements are maximums.

**Utility Room** W: 5' 6" x L: 5' 7" (W: 1.68m x L: 1.7m)  
Wall and base units with granite work surface incorporating integral washing machine and space for an additional freezer. Wood effect flooring, radiator, composite door to side, combination boiler, radiator, smooth ceiling with inset down lighting.

**Landing**  
Cupboard housing unvented hot water cylinder, radiator, smooth ceiling with ceiling light and access to loft area.

**Bedroom One** W: 11' 9" x L: 12' 9" (W: 3.58m x L: 3.89m)  
Built in tinted mirror fronted sliding wardrobe cupboards, double glazed sash windows to front and side aspects, radiator, smooth ceiling with ceiling light and inset down lighting. Specified measurements are maximums including fitted wardrobe cupboards.

**En-Suite** W: 5' 10" x L: 7' 1" (W: 1.78m x L: 2.16m)  
White suite comprising shower cubicle, low level close coupled dual flush WC and pedestal sink with mixer tap. Obscured double glazed sash window to front aspect, heated towel radiator, fitted wall mirror, smooth ceiling with inset down lighting and extractor fan. Specified measurements are maximums.

**Bedroom Two** W: 10' 2" x L: 12' 9" (W: 3.1m x L: 3.89m)  
Built in mirror fronted sliding wardrobe cupboards, double glazed sash windows to front aspect, radiator, smooth ceiling with ceiling light. Specified measurements are maximums including fitted wardrobe cupboards.

**Bedroom Three** W: 10' 8" x L: 10' 11" (W: 3.25m x L: 3.33m)  
Built in tinted mirror front wardrobe cupboards, double glazed sash window to rear aspect, radiator, smooth ceiling with ceiling light. Specified measurements are maximums including built in wardrobe cupboards.

**Bedroom Four** W: 10' 2" x L: 11' (W: 3.1m x L: 3.35m)  
Built in mirror fronted sliding wardrobe cupboards, double glazed sash window to rear aspect, radiator, smooth ceiling with ceiling light. Specified measurements are maximums including fitted wardrobe cupboards.

**Bathroom** W: 6' 11" x L: 5' 7" (W: 2.11m x L: 1.7m)  
White suite comprising panel enclosed bath with mixer tap, shower and glass screen, pedestal sink with mixer tap and low level close coupled dual flush WC. Tiled floor, tiled walls, radiator, obscured double glazed sash window to rear aspect. Wall mirror, smooth ceiling with inset down lighting and extractor fan.

#### OUTSIDE

To the front is a landscaped frontage with path to front door. At the side is access to the sales office and this will be reverted to a driveway with off road parking in tandem. There is also a visitor parking space. To the rear is a landscaped garden with borders and patio, gated side access and close board fencing to boundaries.

**Garage**  
Currently the site office and will be reverted to a single garage.

**Please Note**  
There is a development maintenance fee of approximately £141.00 per annum. You should ask your legal representative to confirm the details prior to purchase.

