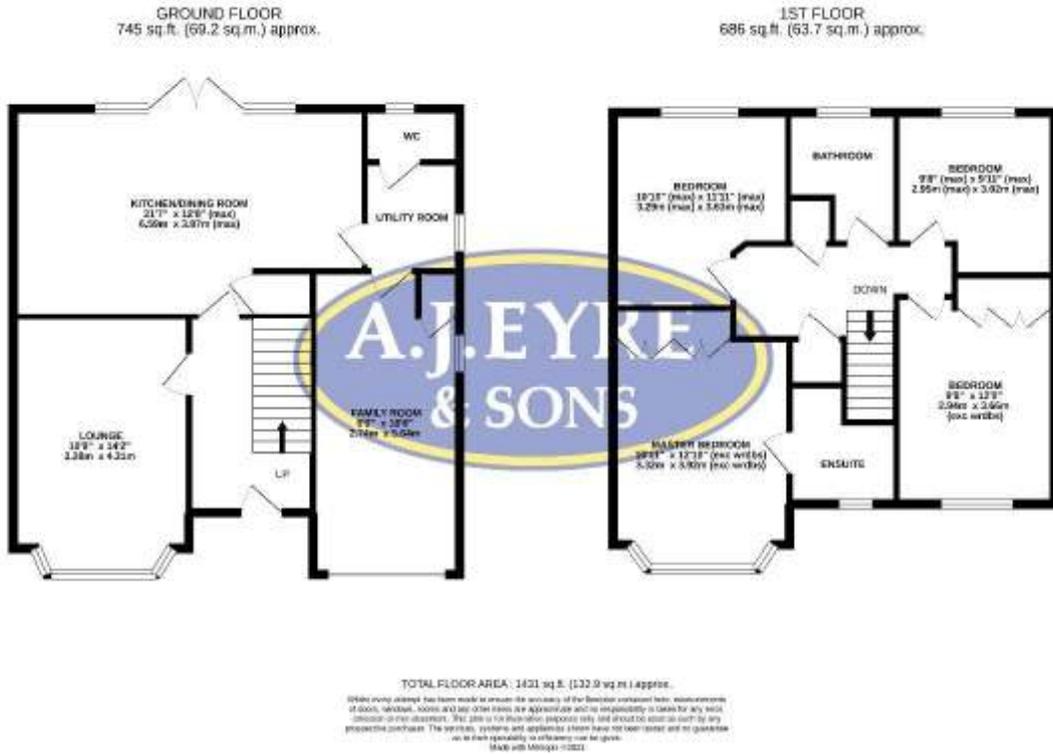


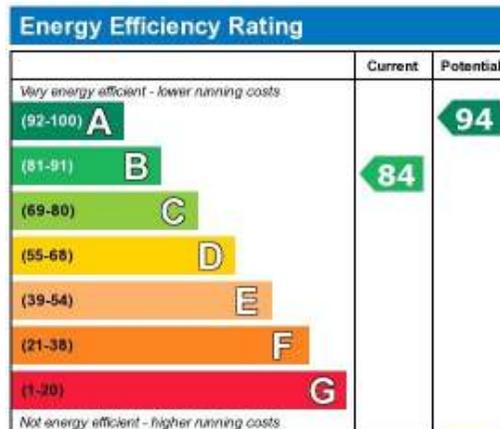


PRICE: £535,000



Marrelsmoor Avenue, Berewood, Waterlooville, PO7 3DR

Immaculate family home located in the highly sought after Elmgreen development, built in 2020 by award winning Redrow homes. The garage has been converted to create another reception/5th bedroom. Other upgrades include window shutters, Amtico flooring and granite kitchen/utility room work surfaces.



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.

This beautiful property combines traditional architecture with a modern layout. There is a covered entrance with composite front door which leads into a hallway with stairs to the first floor and storage cupboard below. Located at the front is the lounge which has a bay window with shutters, plus picture rails and ceiling rose. At the rear of the house is a large kitchen/dining room which has an island with breakfast bar, space for a table and chairs and even space for an armchair or small sofa if desired. The units are fitted with granite work surfaces and incorporate sink with mixer tap, electric double oven, electric hob, extractor canopy, fridge/freezer and dishwasher. Adjoining the kitchen is a utility room with matching units and granite work surfaces which incorporate sink with mixer tap and integral washing machine. The ground floor WC is accessed from the utility room.

There is a garage conversion with building control approval, completed to a high standard. This extra space could be used in various ways, either as an additional reception room, fifth bedroom or for working from home. The condensing boiler is neatly housed within a cupboard.

The landing has a storage cupboard and an airing cupboard housing the hot water cylinder. Bedroom one has a bay window with shutters, built in wardrobe cupboards and an en-suite shower room. Bedroom two also has window shutters and built in wardrobe cupboards. Bedroom three is a double room and bedroom four is a large single room which could accommodate a double bed if required. The family bathroom has a panel enclosed bath with shower, WC and sink with mixer tap.

To the front of the property is a large brick paved driveway which has parking for several vehicles. At the rear is a garden with lawn, patio and gated side access.

