

Bourne

ESTABLISHED 1974



Waterlooville, Hampshire

£500,000



# Waterlooville, Hampshire

A four bedroom detached family home situated within the popular Lovedean area of Hampshire. This modern built home boasts a 17ft kitchen dining room, an 18ft sitting room and a partially converted garage room. There is an principal bedroom with an en-suite shower room, and a good sized family bathroom. Outside is an enclosed rear garden, whilst to the front is ample off road parking.

Enter the house straight into a hallway, with a cloakroom located on the left hand side. To the right of the ground floor, is a 17ft kitchen / dining room, with upgraded grey shaker style wall and base units. There are worktops around, with an inset sink drainer and integral appliances, comprising of a dishwasher, washing machine and fridge freezer. The 18ft sitting room is across the back of the property, with double doors opening out onto the garden.

On the first floor are four spacious bedrooms, with the principal bedroom hosting built in wardrobes and measuring just under 20ft. There is an en-suite shower room, with enclosed shower cubicle, low level WC and wash hand basin. Bedroom two and three are both double bedrooms, with a family bathroom in the middle, whilst bedroom four offers a great nursery or study.

Outside is an enclosed rear garden, with an extended patio seating area and laid lawn. There is access to the rear via a side gate, whilst to the front is an open garden and block paved driveway leading to a partially converted garage. The rear of the garage has been converted to a well insulated room accessed from the garden, making it an ideal study, gym or games room with the potential of adding access from the house via the sitting room.

Freehold

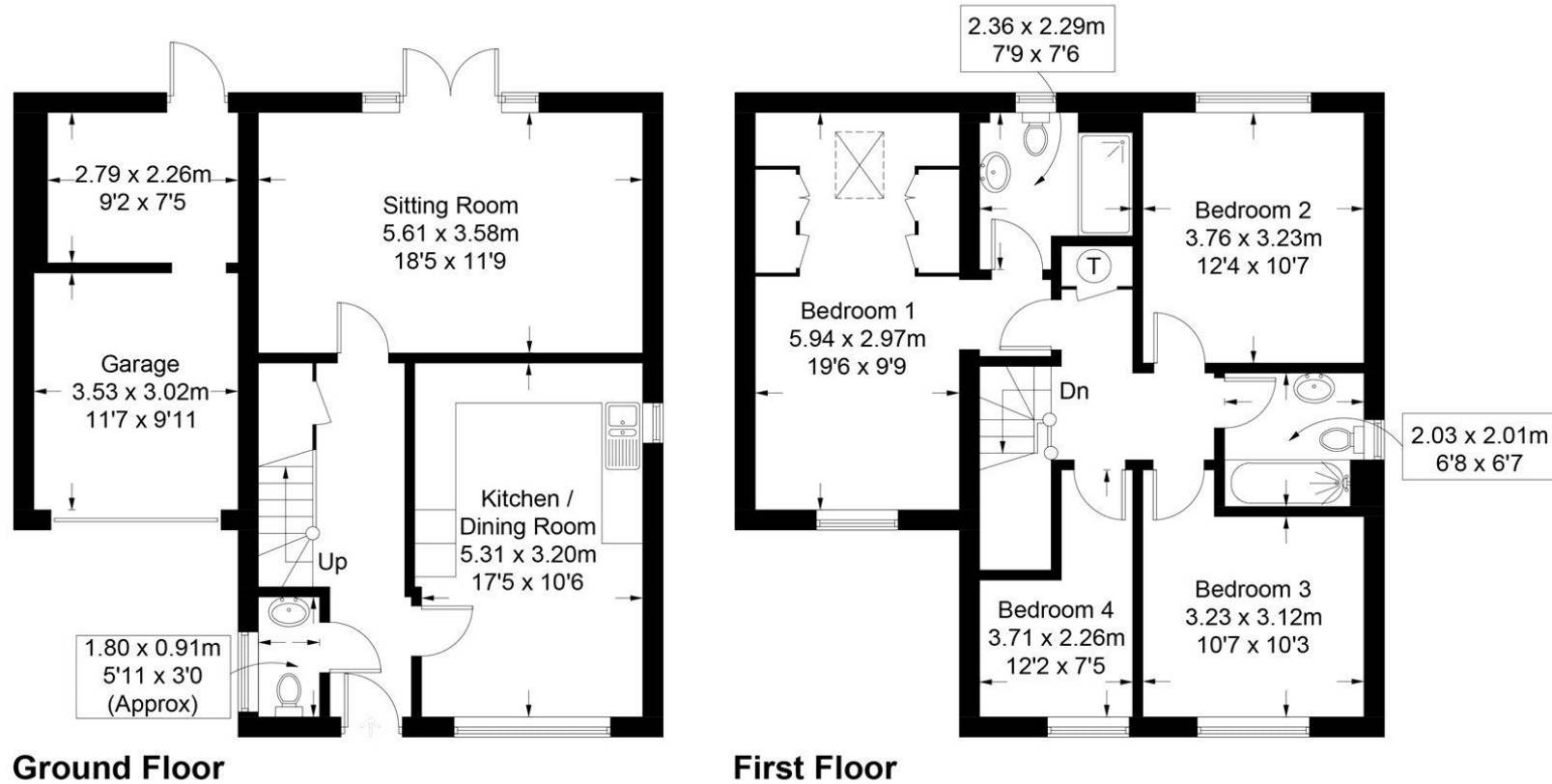
- Detached Family Home
- Four Good Sized Bedrooms
- Versatile Accommodation
- 19'6ft Master Bedroom with Ensuite
- 18'5ft Sitting Room
- 17'5ft Kitchen Dining Room
- Enclosed Rear Garden
- No Onward Chain
- Driveway Parking
- Converted Garage Room



# Floorplan

## Reed Walk, PO8

Approximate Gross Internal Area = 142 sq m / 1528 sq ft  
(Including Garage)

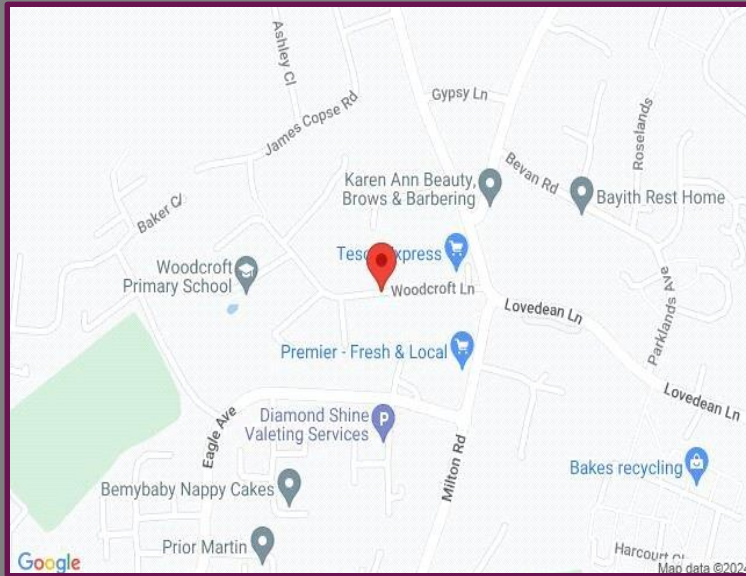


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID650062)

# Location

The property is located in Reed Walk, on the Catherington Park development in Lovedean. Within easy reach is local amenities such as Tesco express, whilst within easy drive is Waterlooville for a wider range of shops and the A3, providing connections south to Portsmouth or north towards Petersfield or Guildford.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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