



GUIDE PRICE

**£550,000**

**Ainsworth Road**

Berewood, PO7 3DL

## PROPERTY SUMMARY

**UNEXPECTEDLY RE-AVAILABLE & NO FORWARD CHAIN!!** We are delighted to offer this beautifully presented 3 bedroom detached family home in the ever popular Berewood Estate. The Oxford Lifestyle, built in 2021, is the largest three bedroom detached built on this Redrow development. The property offers a superb corner plot and is sure to attract immediate interest. The property boasts 3 first floor double bedrooms all with their own ensuite facilities, a wonderful lounge, separate utility room, additional W.C and a sumptuous open plan kitchen/diner. Additionally the current owners have converted part of the garage to provide an additional media room. Externally there is a private driveway providing ample off road parking, access to the garage, a large garden and cabin. Offered with no forward chain this property is sure to attract immediate interest, to arrange your viewing contact us today as sole agents!





**ENTRANCE HALL** Under stairs storage cupboard, radiator, staircase to first floor.

**LOUNGE** 16' 6" x 10' 8" (5.03m x 3.25m) Bay window to front aspect, radiator.

**KITCHEN** 21' 6" x 13' 0" (6.55m x 3.96m) French doors and window to rear aspect, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap over, range of integrated appliances including AEG double oven, gas hob, extractor fan, dishwasher, Zanussi fridge freezer, island centre piece, storage cupboard, door to:

**ADDITIONAL MEDIA ROOM** (Half garage conversion) Door to garage, radiator.

**UTILITY ROOM** Door to rear garden, radiator, units and work surfaces incorporating sink, space and plumbing for washing machine.

**WC** Window to rear aspect, radiator, wash hand basin, W.C.

**LANDING** Two storage cupboards, access to loft, doors too;

**BEDROOM 1** 22' 6" x 10' 10" (6.86m x 3.3m) Bay window to front aspect, radiator, dressing area with two sets of built in wardrobes, door to:

**ENSUITE** Window to rear aspect, heated towel rail, panelled bath, walk in shower, wash hand basin, W.C.

**BEDROOM 2** 12' 9" x 10' 9" (3.89m x 3.28m) Window to rear aspect, radiator, door to:

**ENSUITE** Window to rear aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

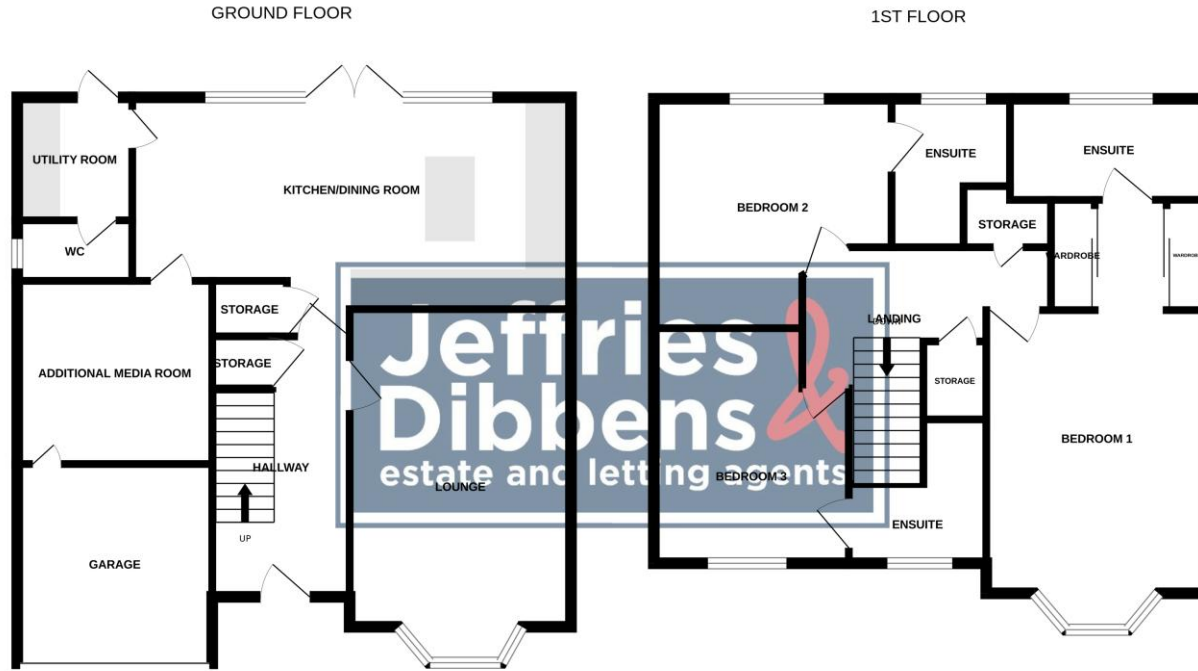
**BEDROOM 3** 10' 10" x 10' 4" (3.3m x 3.15m) Window to front aspect, radiator, door to:

**ENSUITE** Window to front aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

**OUTSIDE**

**FRONT GARDEN** Block paved driveway providing off road parking, access to garage. Large side garden, laid to lawn.

**REAR GARDEN** Rear garden mostly laid to lawn with patio areas. Gated private side access, outside tap. Outdoor home office with power and lighting.



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.  
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**LOCAL AUTHORITY**  
 Winchester City Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band E

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
 226 London Road, Waterlooville,  
 Hampshire, PO7 7HP

**CONTACT**  
 023 9223 1100  
 waterlooville@jeffries.co.uk  
 www.jdea.co.uk