



**£545,000**  
**Nicholson Way**  
Waterlooville, PO7 3DN



## PROPERTY SUMMARY

BRAND NEW HOME built by Redrow Homes and located on the popular Elm Green development at Berewood. We are delighted to offer for sale The Shaftesbury, a luxurious executive style detached home currently under construction. This 4 bedroom property will be completed to a high specification throughout and early interest is advised. The property boasts 4 well proportioned bedrooms, en suite facilities to the master bedroom, family bathroom suite, open plan kitchen/diner, separate utility room, large light and airy lounge and a ground floor WC. Externally there is a large west facing rear garden and a garage with driveway providing off road parking. Elm Green is a modern development close to Waterlooville town centre and has a host of amenities on your door step. For further information contact Jeffries & Dibbens.





**ENTRANCE HALL** Radiator, LVT flooring, stairs to first, doors to:

**WC** Radiator, hand wash basin, WC.

**LOUNGE** 21' 2" x 11' 08" (6.45m x 3.56m) Window to front aspect, twin windows to side aspect, 2 radiators.

**KITCHEN/DINER** 25' 7" x 11' 7" (7.8m x 3.53m) Window and double doors to rear garden, radiator, LVT flooring, range of fitted cupboards, units and work surfaces, sink unit with mixer tap, integrated oven, hob and extractor, built in dishwasher and fridge freezer, spot lighting, door to:

**UTILITY ROOM** 6' 6" x 5' 9" (1.98m x 1.75m) Door to rear garden, radiator, cupboards and work surfaces with sink unit, wall mounted boiler.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 12' 5" x 11' 9" (3.78m x 3.58m) Window, radiator, door to:

**ENSUITE** Window, heated towel rail, shower, hand wash basin, WC.

**BEDROOM 2** 11' 5" x 10' 01" (3.48m x 3.07m) Window, radiator,

**BEDROOM 3** 11' 9" x 8' 4" (3.58m x 2.54m) Twin windows, radiator.

**BEDROOM 4** 9' 7" x 8' 3" (2.92m x 2.51m) Window, radiator.

**BATHROOM** 7' 5" x 6' 6" (2.26m x 1.98m) Window, heated towel rail, panelled bath with shower over, hand wash basin, WC.

**OUTSIDE** Front - Front and side gardens laid to lawn, outside light, own driveway leading to:

**GARAGE** Up and over door, light and power, personal door to:

**REAR GARDEN** Good sized rear garden which is mostly lawned and has a patio area, gated side access, tap and light.



GROUND FLOOR

1ST FLOOR



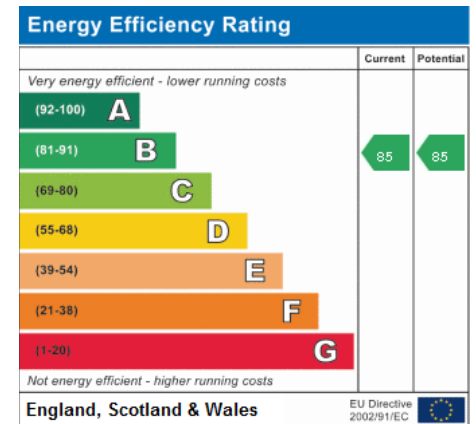
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

**Jeffries  
Dibbens**  
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