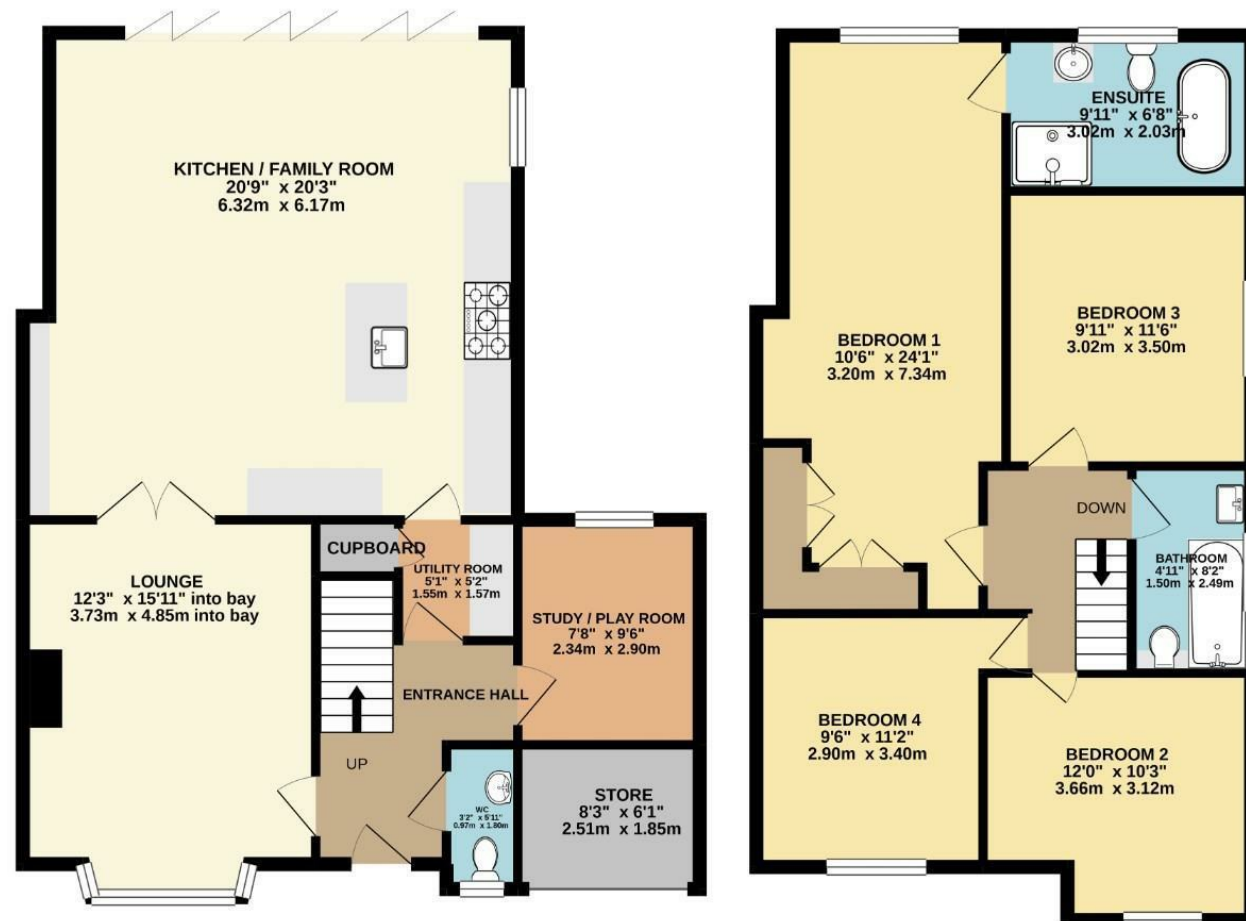


GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.

1ST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.

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.  
Made with Metropix ©2021



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Asking Price £550,000

The Pastures, Denmead PO7 6XW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ EXTENDED FAMILY HOME
- ❖ DETACHED
- ❖ FOUR DOUBLE BEDROOMS
- ❖ DENMEAD LOCATION
- ❖ STUNNING KITCHEN/DINER
- ❖ TWO BATHROOMS
- ❖ OAK FLOORING AND DOORS
- ❖ CUL-DE-SAC
- ❖ IDEAL FOR FAMILIES
- ❖ NO WORK NEEDED

\*\*\*BEAUTIFUL EXTENDED, DETACHED PROPERTY IN DENMEAD\*\*

Bernards Waterlooville are delighted to introduce to the sales market this beautifully presented four bedroom detached property in a highly sought after cul-de-sac in Denmead.

The property has benefitted from a complete refurbishment, including a double storey extension, meaning it's perfectly suited for a growing family, with the size and amenities it has on offer. The property's front exterior is set back from the road and hence is an excellent size, providing off road parking for three cars and access to the garage, which has been converted into a study and store (with additional loft storage above).

Upon entry to the property, you have a beautifully presented entrance hallway!

The ground floor consists of a large reception lounge which features stunning oak herringbone flooring and brick feature wall, with oak partially

glazed doors leading into the 20ft kitchen/family room. This is a fantastic entertaining space, boasting full width bi-folding doors, integrated appliances, underfloor heating and solid oak work tops.

Completing the ground floor is the study/playroom and w.c.

The south facing, private garden is an excellent space for family entertaining and is laid to lawn and block paved patio.

On the first floor you have four double bedrooms, all of which are flooded with natural light, with the master including a four-piece ensuite with a beautiful freestanding bath. The rear aspect of the property enjoys modern, triple glazed windows with bespoke wooden shutters!

Completing the first floor is the three-piece bathroom, which is finished to a high standard.

Call Bernards now to book your accompanied viewing on 02392 232888!

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
12'3" x 15'11" (3.73m x 4.85m)

**KITCHEN/FAMILY ROOM**  
20'9" x 20'5" (6.32m x 6.22m)

**UTILITY ROOM**  
5'3" x 5'1" (1.60m x 1.55m)

**STUDY/PLAY ROOM**  
7'8" x 9'6" (2.34m x 2.90m)

**W.C**  
5'11" x 3'2" (1.80m x 0.97m)

**BEDROOM ONE**  
10'6" x 24'1" (3.20m x 7.34m )

**ENSUITE**  
9'11" x 6'8" (3.02m x 2.03m)

**BEDROOM TWO**  
12' x 10'3" (3.66m x 3.12m)

**BEDROOM THREE**  
9'11" x 11'6" (3.02m x 3.51m)

**BEDROOM FOUR**  
11'2" x 9'6" (3.40m x 2.90m)

**BATHROOM**  
4'11" x 8'2" (1.50m x 2.49m)

**GARAGE STORE**  
8'3" x 6'1" (2.51m x 1.85m)

**ANTI-MONEY LAUNDERING (AML)**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we

cannot put forward an offer without the AML check being completed

## COUNCIL TAX BAND E

## OFFER CHECK PROCEDURE -

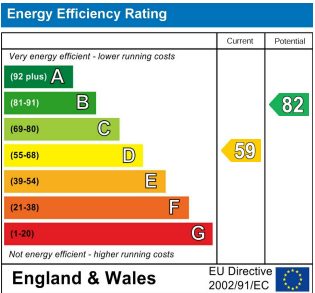
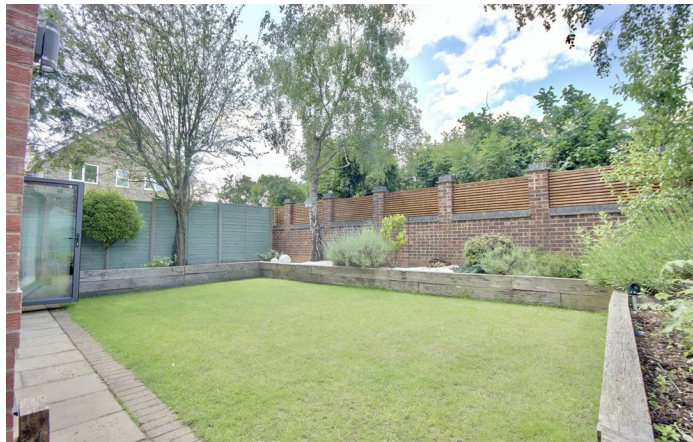
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk

