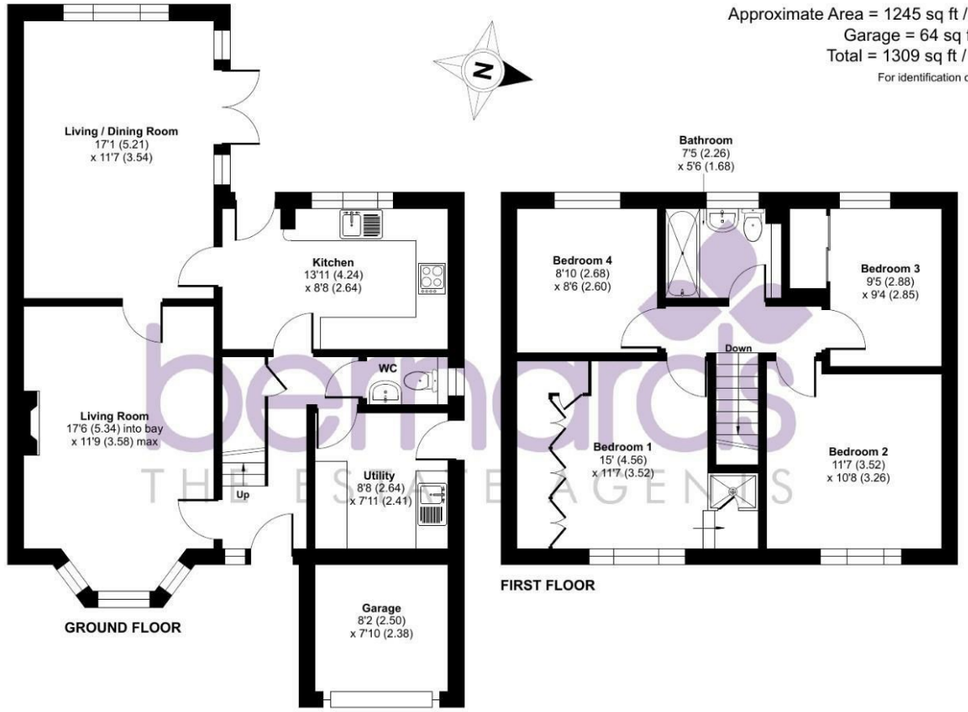
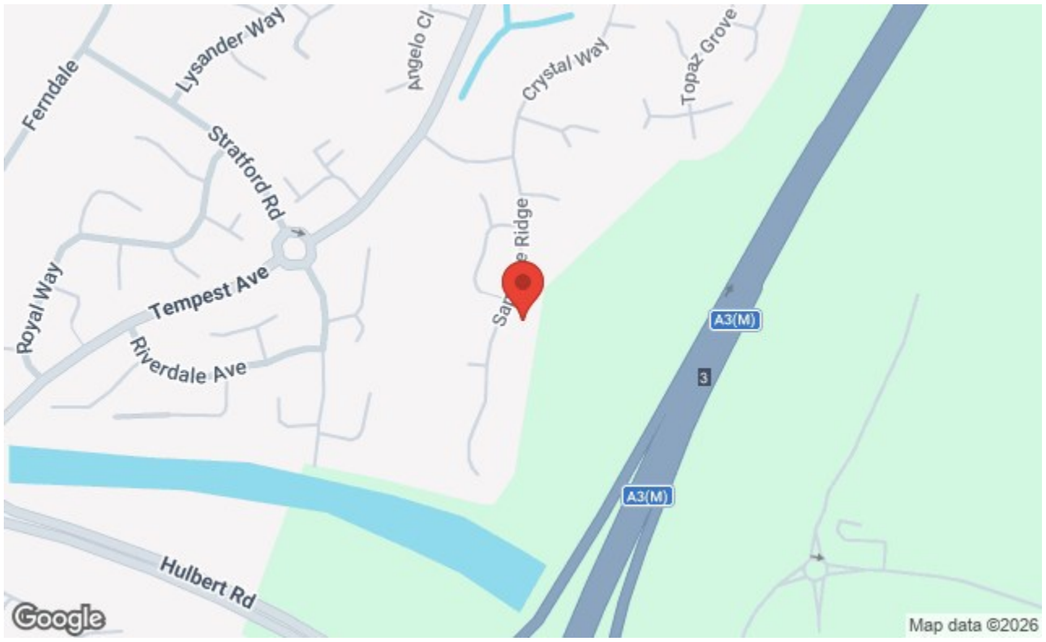
## Sapphire Ridge, Waterlooville, PO7

Approximate Area = 1245 sq ft / 115.6 sq m
Garage = 64 sq ft / 5.9 sq m
Total = 1309 sq ft / 121.5 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1384755




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

FOR SALE

# Guide Price £485,000

Sapphire Ridge, Waterlooville PO7 8NY

bernards THE ESTATE AGENTS

4 1 2

## HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED PROPERTY
- OFF ROAD PARKING
- GARAGE
- UTLITY ROOM
- DOWNSTAIRS W/C
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE
- VIEWING ADVISED

Welcome to this charming extended four-bedroom detached home located in the desirable area of Sapphire Ridge, Waterlooville. This property offers a perfect blend of comfort and functionality, making it an ideal choice for families or those seeking extra space.

Upon entering the home, you are greeted by a spacious living room to your left, providing a warm and inviting atmosphere for relaxation or entertaining guests. Straight ahead, the well-appointed kitchen offers convenient access to the dining family room, creating a seamless flow for family gatherings and social occasions. Additionally, a utility room enhances the practicality of the space, ensuring that daily chores are easily managed.

The first floor boasts four bedrooms, each offering ample natural light and versatility for various uses, whether as children's rooms, guest accommodations, or a home office. The master bedroom features an en-suite shower.

Outside, the property benefits from off-road parking, ensuring convenience for you and your guests. The landscaped enclosed rear garden is a delightful space, perfect for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

This home is not only well-designed but also situated in a sought-after location, making it a fantastic opportunity for prospective buyers. Viewing is highly advised to fully appreciate the charm and potential this property has to offer. Don't miss your chance to make this lovely house your new home.

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

# PROPERTY INFORMATION

**KITCHEN**
13'10" x 8'7" (4.24 x 2.64)

**UTILITY**
8'7" x 7'10" (2.64 x 2.41)

**LIVING ROOM**
17'6" x 11'8" (5.34 x 3.58)

**LIVING / DINING ROOM**
17'1" x 11'7" (5.21 x 3.54)

**GARAGE**
8'2" x 7'9" (2.50 x 2.38)

**BEDROOM ONE**
14'11" x 11'6" (4.56 x 3.52)

**BEDROOM TWO**
11'6" x 10'8" (3.52 x 3.26)

**BEDROOM THREE**
9'5" x 9'4" (2.88 x 2.85)

**BEDROOM FOUR**
8'9" x 8'6" (2.68 x 2.60)

**BATHROOM**
7'4" x 5'6" (2.26 x 1.68)

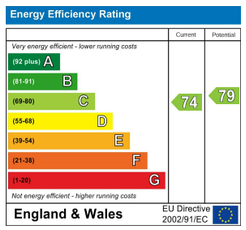
**MORTGAGE SERVICE**
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

**OFFER CHECK**
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

**REMOVALS**
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

**SOLICITORS**
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!




Scan here to see all our properties for sale and rent

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