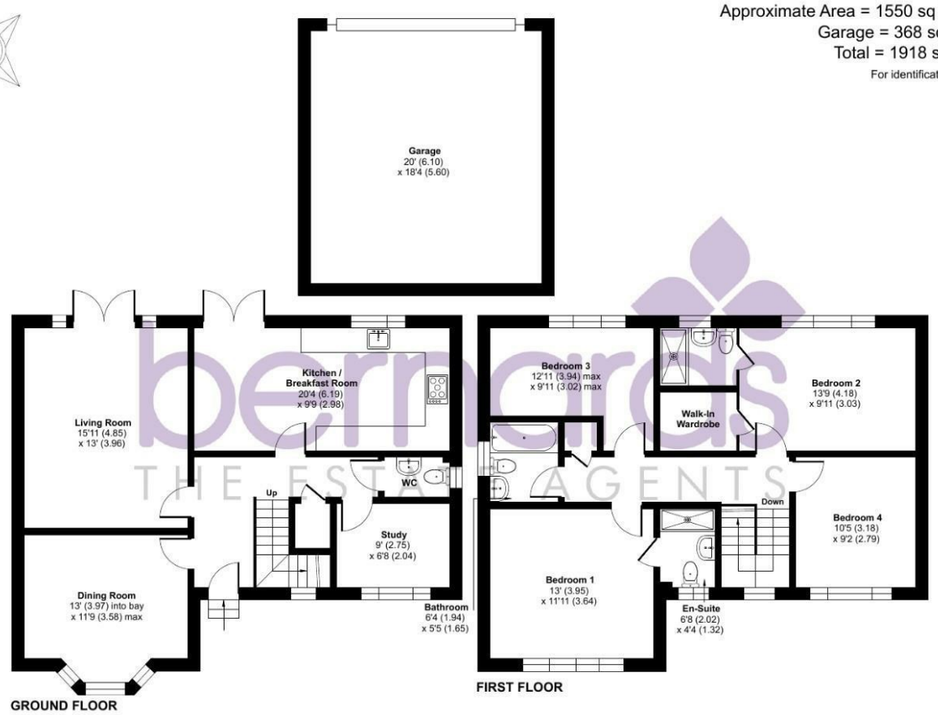
# Durlands Court, Waterlooville, PO8

Approximate Area = 1550 sq ft / 143.9 sq m
Garage = 368 sq ft / 34.1 sq m
Total = 1918 sq ft / 178 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1480037




FOR SALE

## Offers In Excess Of £650,000

Durlands Court, Waterlooville PO8 9FW

bernards THE ESTATE AGENTS



4 3 2

## HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- OFF ROAD PARKING
- KITCHEN BREAKFAST ROOM
- WALK-IN WARDROBE
- HOME OFFICE / STUDY
- FAMILY BATHROOM
- TWO ENSUITE BATHROOMS
- LARGE DETACHED GARAGE
- NO FORWARD CHAIN

Nestled at the end of the cul de sac in the desirable Durlands Court area of Horndean, consisting of only eight homes, this superb detached house offers an ideal family home with ample space and modern conveniences. As you enter, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. To your left, you will find two inviting reception rooms, with under floor heating perfect for entertaining guests or enjoying quiet family time. Straight ahead lies a well-appointed kitchen diner, with under floor heating designed for both functionality and style. Continuing down the hallway, you will discover a convenient downstairs WC, a study to your right, and a stunning staircase that features a large window, allowing natural light to flood the space. This thoughtful design creates a bright and airy atmosphere throughout the home.

Upstairs, the property boasts four generously sized bedrooms, providing ample space for family and guests alike. The master bedroom benefits from an ensuite bathroom and walk-in wardrobe, the guest suite boasts its own ensuite bathroom, while a family bathroom serves the remaining bedrooms, all with under floor heating ensuring comfort and privacy for all.

The exterior of the property is equally impressive, featuring a good-sized enclosed rear garden that includes a patio area, ideal for outdoor dining and relaxation, and a predominantly lawned area for children to play. Additionally, the property benefits from large off-road parking and an oversized detached garage, providing plenty of storage and convenience.

With no forward chain, this delightful home is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.

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

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

# PROPERTY INFORMATION

**KITCHEN BREAKFAST ROOM**
20'3" x 9'9" (6.19 x 2.98)

**DINING ROOM**
13'0" x 11'8" (3.97 x 3.58)

**LIVING ROOM**
15'10" x 12'11" (4.85 x 3.96)

**HOME OFFICE / STUDY**
9'0" x 6'8" (2.75 x 2.04)

**BEDROOM ONE**
12'11" x 11'11" (3.95 x 3.64)

**BEDROOM TWO**
13'8" x 9'11" (4.18 x 3.03)

**BEDROOM THREE**
12'11" x 9'10" (3.94 x 3.02)

**BEDROOM FOUR**
10'5" x 9'1" (3.18 x 2.79)

**ENSUITE**
6'7" x 4'3" (2.02 x 1.32)

**GARAGE**
20'0" x 18'4" (6.10 x 5.60)

**COUNCIL TAX BAND F**

**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 your 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.

**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!









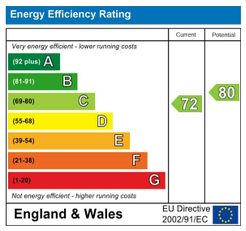













Scan here to see all our properties for sale and rent

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