Guide Price £525,000

Whitbourne Way, Waterlooville PO7 3ED

HIGHLIGHTS

- FOUR BEDROOM
- DETACHED HOME
- TWO YEARS OLD
- 8 YEAR WARRANTY
- GARAGE AND DRIVEWAY
- VERSATILE LAYOUT
- PERFECT FOR FAMILIES
- THREE BATHROOMS
- SPACIOUS GARDEN
- NO FORWARD CHAIN

Welcome to this superb nearly new detached family home located on Whitbourne Way in the desirable area of Waterlooville. Built in 2024, this property offers a modern and versatile layout, making it an ideal choice for families seeking comfort and convenience.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The property features three bathrooms, including two ensuite facilities, which add a touch of luxury and practicality to daily living. Additionally, there is a four-piece family bathroom complete with a W.C conveniently located on the ground floor.

The exterior of the home is equally impressive, with parking available for up to three vehicles, ensuring that you and your guests will never be short of space. A garage further enhances the practicality of this property, providing additional storage or potential for a workshop.

One of the standout features of this home is that it comes with no forward chain, allowing for a smooth and efficient purchasing process. This nearly new property is ready for you to move in and make it your own.

In summary, this detached house on Whitbourne Way is a fantastic opportunity for families looking for a modern, spacious, and well-equipped home in Waterlooville. With its excellent layout, ample parking, and convenient location, it is sure to attract considerable interest. Do not miss the chance to view this remarkable property.

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PROPERTY INFORMATION

ENTRANCE HALL
15'2" x 9'2" (4.62m x 2.79m)

W.C
5'2" x 5' (1.57m x 1.52m)

UTILITY CUPBOARD
5'5' x 3'8" (1.65m' x 1.12m)

LOUNGE
11' x 15'2" (3.35m x 4.62m)

KITCHEN/DINER
20'5" x 10'3" (6.22m x 3.12m)

BEDROOM ONE
20'3" x 16'3" (6.17m x 4.95m)

ENSUITE
9'5" x 5'7" (2.87m x 1.70m)

BEDROOM TWO
10'4" x 14'7" (3.15m x 4.45m)

ENSUITE
7'9" x 8' (2.36m x 2.44m)

BEDROOM THREE
11'4" x 10'11" (3.45m x 3.33m)

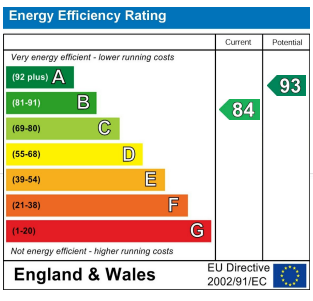
BEDROOM FOUR
8'11" x 7'6" (2.72m x 2.29m)

BATHROOM
9'1" x 7'5" (2.77m x 2.26m)

Anti Money Laundering
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

Bernards 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.

Solicitor/ Conveyancing
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.



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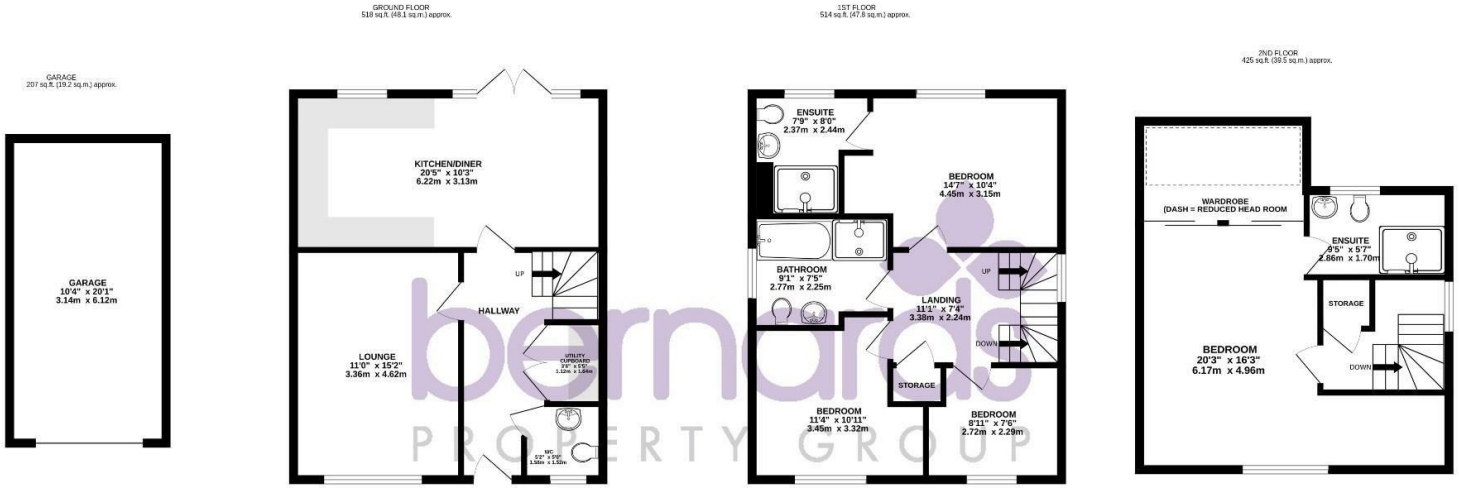

TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.

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.
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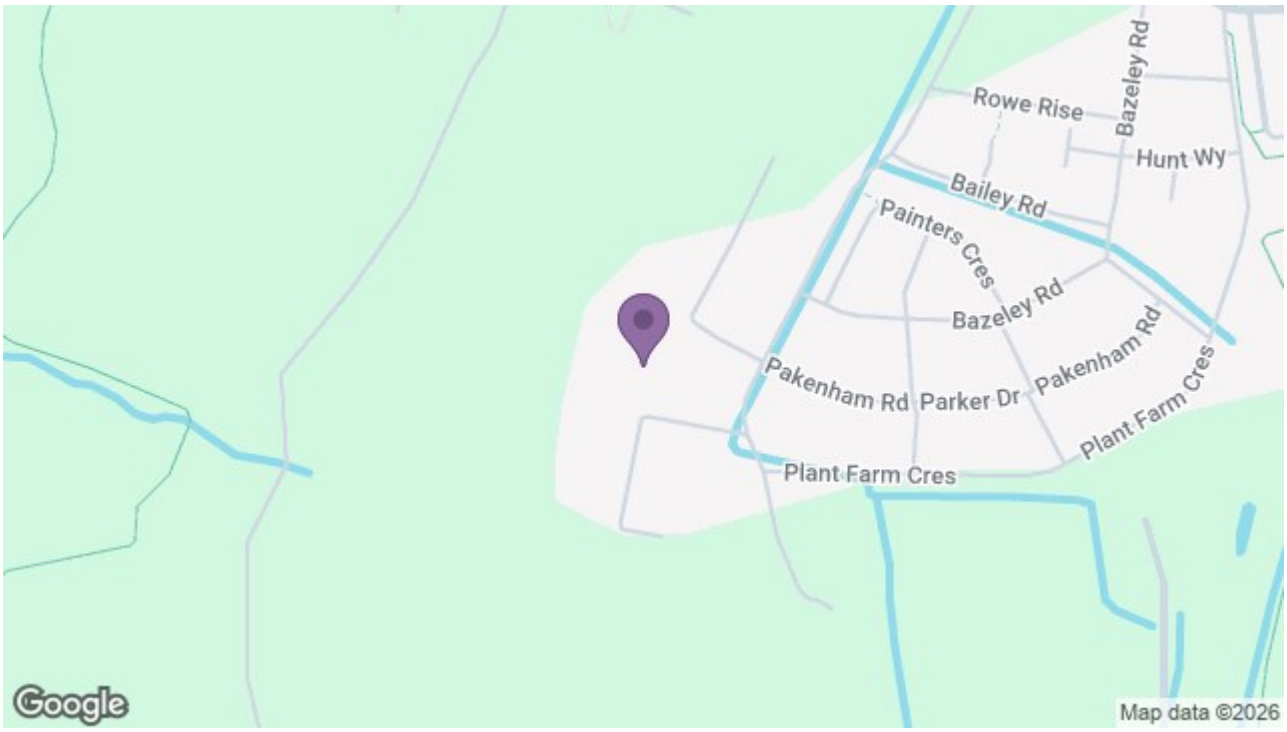

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888