



STEVE GRANTHAM  
BESPOKE ESTATE AGENT

7 Merritt Way, Waterlooville, PO8 9WN

Price £350,000

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# 7 Merritt Way

Waterlooville, PO8 9WN

- SEMI-DETACHED HOUSE
- EN-SUITE TO MAIN BEDROOM
- REMAINING NHBC
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- DRIVEWAY
- KITCHEN DINER

Modern three-bedroom semi-detached home in the popular Catherington Park estate featuring a private driveway and generous rear garden. Bright and spacious kitchen diner, ideal for family life and entertaining. Well-presented throughout and perfectly suited for a growing family.



Built in 2021 by the reputable Linden Homes, this high-specification three-bedroom semi-detached property offers a stylish and contemporary living environment, with the added reassurance of the remaining NHBC warranty. Situated in a desirable and well-connected location, this home combines thoughtful design with quality finishes—making it an excellent choice for families, professionals, or anyone seeking a move-in-ready property.

As you step through the front door, you are welcomed into a spacious entrance hallway that sets the tone for the rest of the home. From here, stairs lead to the first floor, and doors provide access to all principal ground-floor rooms. To the front of the property is a bright and modern kitchen/dining room, fitted with a comprehensive range of wall and base units, integrated appliances, and extensive work surfaces. This versatile space offers the perfect setting for everyday family meals as well as more formal entertaining.

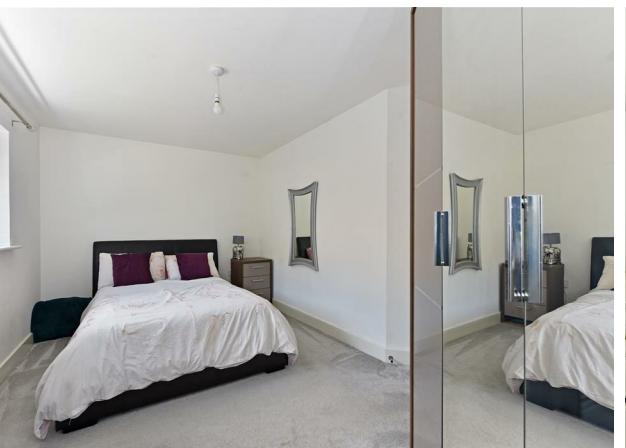
To the rear of the property, the living room provides a warm and inviting retreat, with French doors flanked by side windows that flood the space with natural light and offer direct access to the landscaped south-facing garden. This seamless indoor-outdoor flow makes the living area ideal for both relaxation and social gatherings. A stylish ground-floor cloakroom completes the downstairs accommodation.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the second bedroom is fitted with built-in wardrobes, offering excellent storage. A modern family bathroom, finished with a contemporary white three-piece suite, serves the remaining bedrooms.

Externally, the rear garden has been thoughtfully landscaped to create a low-maintenance yet attractive outdoor space. A large tiled patio area provides the perfect setting for entertaining and al fresco dining, while the remainder of the garden is laid to lawn, bordered by fencing for privacy. A side gate offers convenient pedestrian access.

To the side of the property, a private driveway provides off-road parking, with the potential for further enhancements if desired. The home is ideally located with easy access to the A3, making it perfect for commuters, and is also close to local shops and amenities, ensuring everyday convenience.

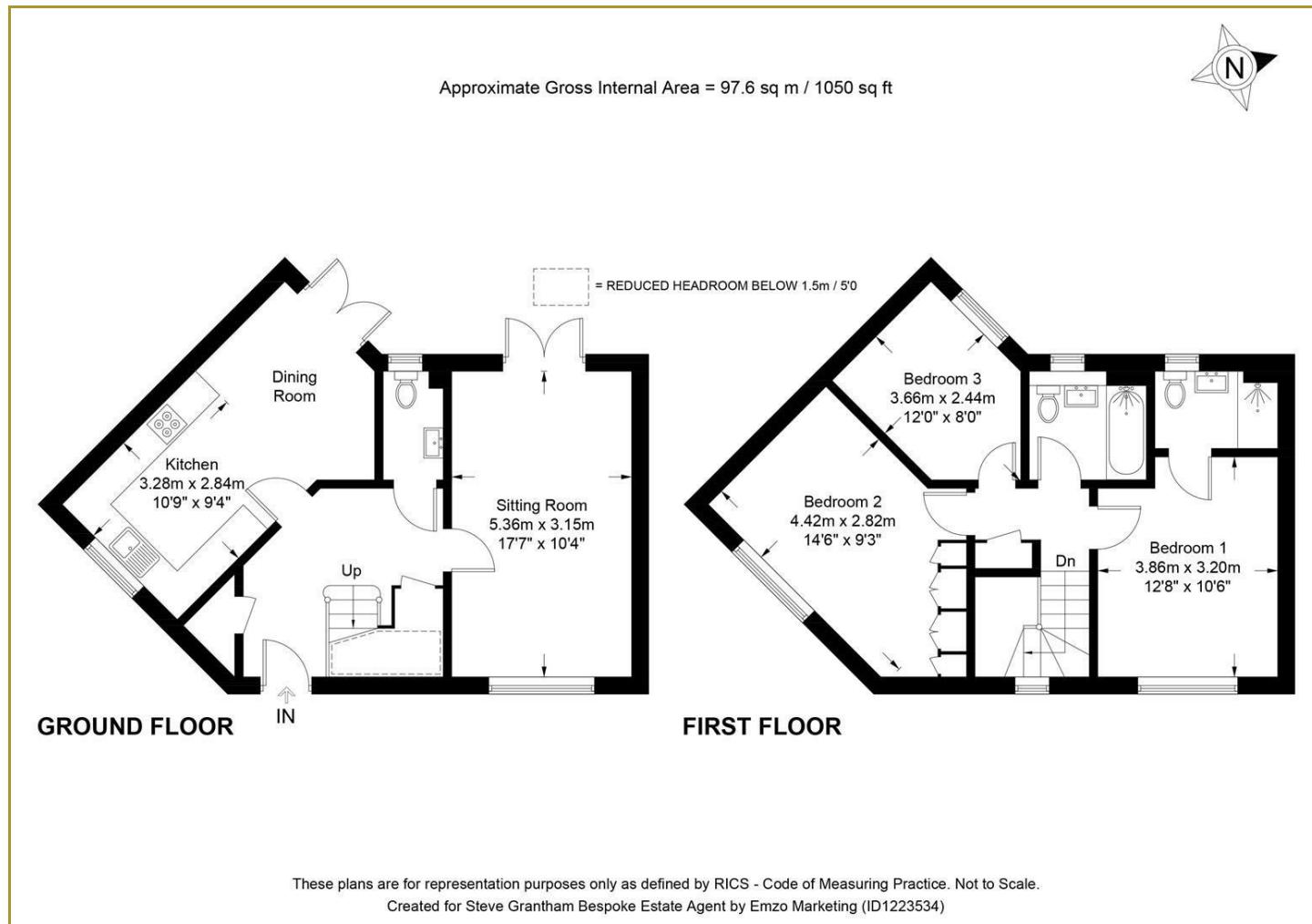
This is a home that truly ticks all the boxes—modern, well-located, and ready to enjoy from day one.



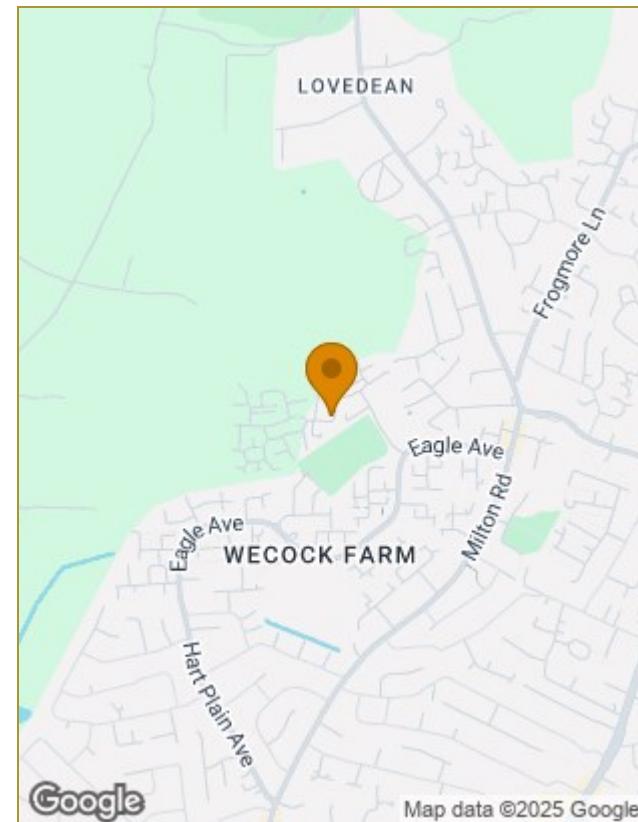




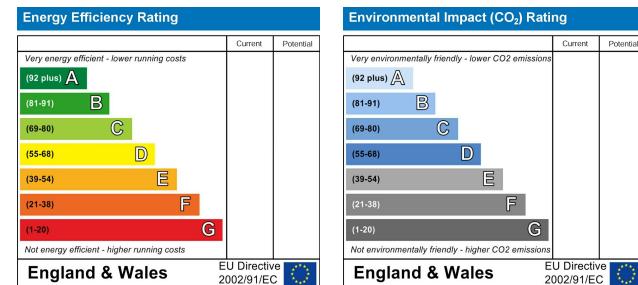
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

