





**\*\* OPEN DAY \*\*** Saturday 18th April - Call To Book An Appointment An impressive and spacious four-bedroom detached family home, boasting a desirable south-facing garden and offering over 2,000 sq ft of beautifully designed accommodation, perfectly positioned within a prestigious and sought-after cul-de-sac.

With an outstanding A-rated EPC, this home delivers exceptional energy efficiency and significantly reduced running costs. Equipped with 20 south-facing solar panels generating an impressive 8KW, the property not only harnesses maximum sunlight throughout the day but also offers the potential for substantial savings on energy bills. This future-proof investment provides a rare opportunity to enjoy sustainable living without compromising on comfort—keeping your home warm, your costs low, and even offering the possibility of generating surplus energy back to the grid.

Designed with both entertaining and family life in mind, the ground floor offers a superb flow of space. A welcoming entrance leads to a versatile playroom/study, ideal for home working or a dedicated children's area, while the heart of the home is the open-plan kitchen/dining space with a breakfast bar—perfect for modern family living. A separate snug/lounge, complete with a striking brick media wall, creates a cosy retreat for quieter evenings.

Upstairs, a bright galleried landing leads to four well-proportioned bedrooms, including a spacious principal suite with en-suite, alongside a stylish family bathroom.

The south-facing garden is a true sun trap, thoughtfully landscaped for year-round enjoyment. Highlights include raised composite decking, a hot tub on hard standing, mature fruit trees, and low-maintenance Astro turf. An Indian slate patio wraps around the property, complemented by built-in seating—ideal for entertaining and making the most of long summer evenings.

Externally, the property further benefits from a double garage, car port, and driveway parking for multiple vehicles.

Perfec



- **\*\* OPEN DAY \*\*** 18th April
- Contact To Book
- EPC Rating - A 95- Incredibly Efficient
- 20 x Solar Panels Creating 8kw
- Electric Car Charger
- South Facing Leisure Garden
- Living Room + Childrens Play Room
- 40' x 15' Kitchen / Dining Room
- Double Garage - Car Port - Off Road Parking
- Very Tranquil Location
- 2000 sq ft 4 Bedrooms 2 x Bathrooms

# Deanswood Drive, Waterlooville

Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft

Outbuilding = 44.5 sq m / 479 sq ft

Total = 188.6 sq m / 2030 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.