

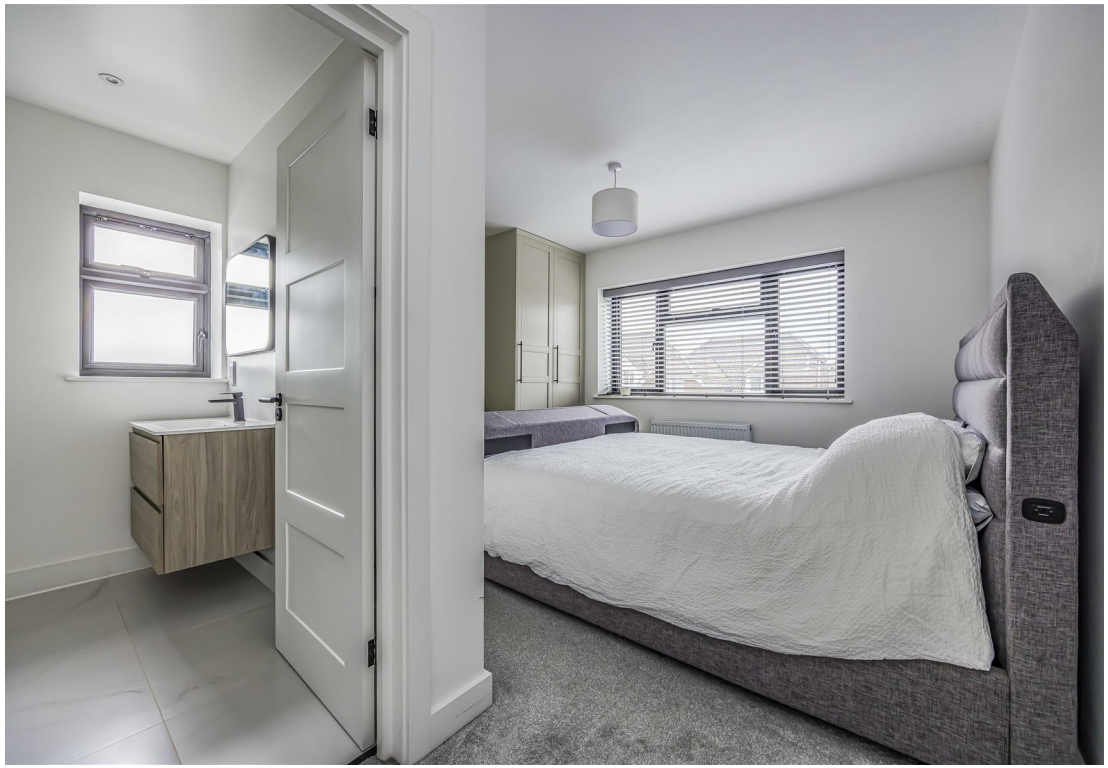
NEXA PROPERTIES

PARK AVENUE, WIDLEY

GUIDE PRICE £450,000









GUIDE PRICE £450,000 - £475,000 Situated in a popular Widley location, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. Built in 2022 and benefiting from the remainder of a 10-year build warranty, the property is finished to a high specification throughout and provides modern family living with parking for two vehicles.

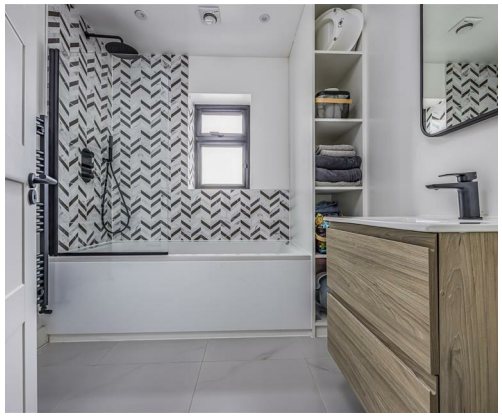
The ground floor centres around an impressive open-plan kitchen, dining and living space with bi-fold doors opening onto the rear garden. The contemporary kitchen is fitted with a range of luxury wall and base units, laminate worktops and matching upstands, whilst integrated appliances include a double oven, induction hob with extractor, fridge/freezer and dishwasher. A movable six-seater dining table finished to complement the kitchen worktops is also included. Further accommodation on this level comprises a separate utility room with space and plumbing for a washing machine and tumble dryer, a cloakroom/WC and a substantial storage area accessed via electric roller doors.

The first floor offers two well-proportioned bedrooms including the principal bedroom with en-suite shower room, together with a modern family bathroom. The second floor provides two further bedrooms and an additional bathroom, creating an ideal layout for growing families or those requiring guest accommodation and home-working space.

Outside, the enclosed rear garden enjoys a paved patio area and a lower lawned area, with the benefit of an outside tap, whilst to the front there is parking for two vehicles with an EV CHARGER. Additional benefits include underfloor heating to the ground floor, gas-fired central heating to the upper floors and double-glazed windows and doors throughout







- FORMS PART OF A COMPLETE CHAIN
- FOUR BEDROOM SEMI-DETACHED HOME
- BUILT IN 2022 (REMAINDER OF 10-YEAR WARRANTY)
- BI-FOLD DOORS TO GARDEN
- LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES INCLUDED
- GROUND FLOOR CLOAKROOM WITH SEPERATE UTILITY ROOM
- THREE BATHROOMS WITH EN-SUITE TO MASTER
- PARKING FOR TWO CARS
- UNDERFLOOR HEATING
- POPULAR WIDLEY LOCATION

Park Avenue, Waterlooville

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 17 sq m / 183 sq ft
Total = 167.4 sq m / 1802 sq ft



=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.