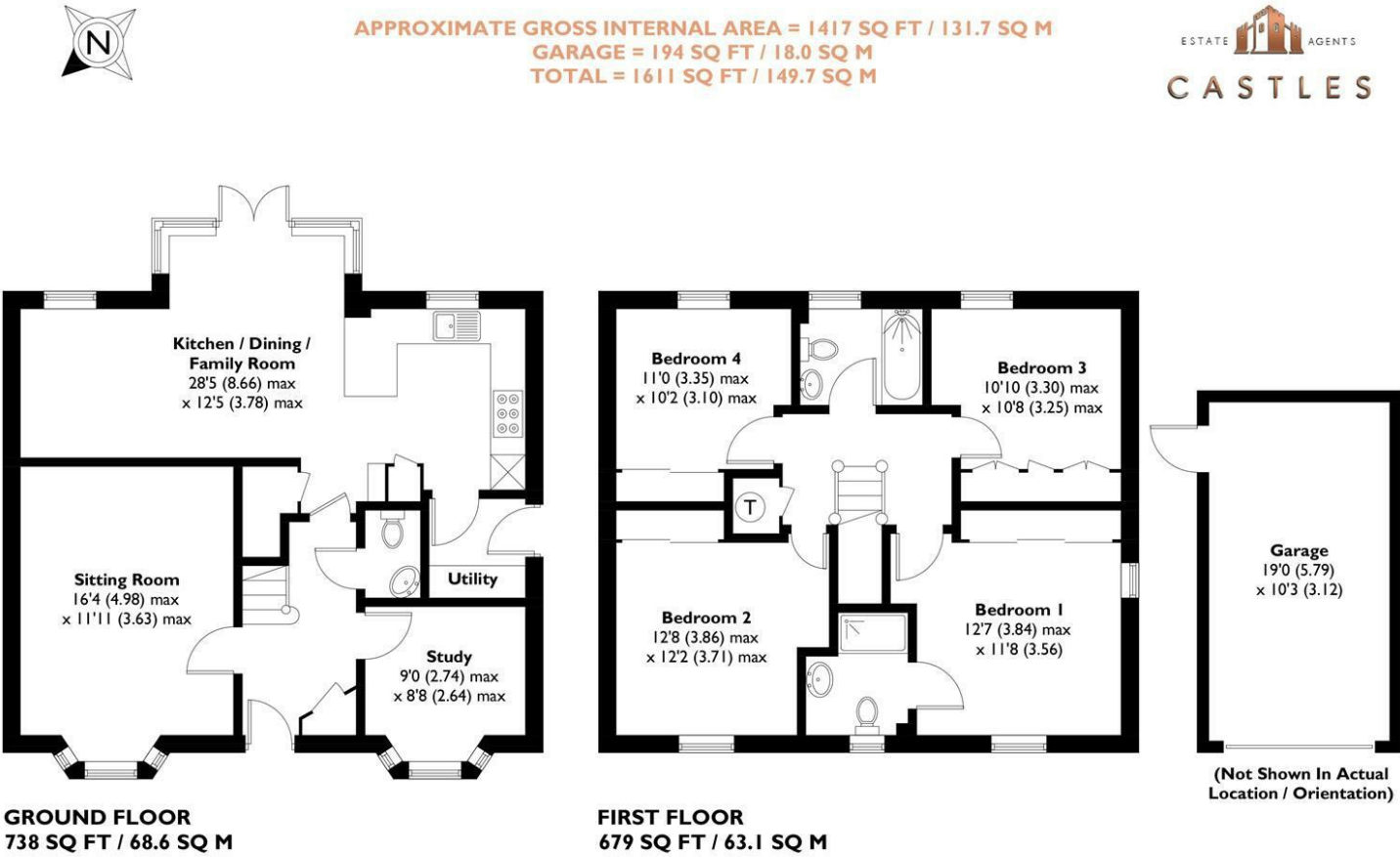


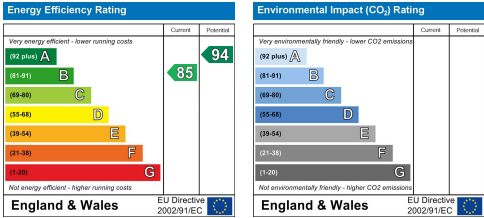


Floor Plan



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. Created by Emzo Marketing (ID791703)  
Produced for Castles Estate Agents

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



45 Pakenham Road  
Waterlooville, PO7 3BY

Castles are pleased to welcome to the market this exceptional four bedroom David Wilson detached home with garage and off road parking located in the popular Berewood Heath, Waterlooville.

This immaculate property features an expansive open plan kitchen diner across the rear with double doors leading to the garden along with access to utility and w/c. To the front there is a separate lounge and study providing room to work and relax in.

Moving upstairs there are four double bedrooms in total, the main bedroom has the bonus of an en-suite shower room. A family bathroom completes this truly superb family home.

Externally the property features a driveway and garage with side access into the garden.

This property was newly built in 2018 and is still covered by the NHBC guarantee.

For more information or to arrange a viewing on this exceptional home then please call Castles today.

Offers in excess of £550,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD

02394318899

CHARLES@CASTLESESTATES.CO.UK  
GARY@CASTLESESTATES.CO.UK  
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

45 Pakenham Road  
Waterlooville, PO7 3BY



- DETACHED
- GARAGE
- BEREWOOD
- BUILT IN 2018
- FOUR BEDROOMS
- OFF ROAD PARKING
- DAVID WILSON BUILD
- EXCEPTIONAL PROPERTY

**SITTING ROOM**  
16'4" x 11'10" (4.98 x 3.63)

**STUDY**  
8'11" x 8'7" (2.74 x 2.64)

**KITCHEN DINER / FAMILY ROOM**  
28'4" x 12'4" (8.66 x 3.78)

**UTILITY**

**DOWNSTAIRS W/C**

**BEDROOM ONE + EN-SUITE**  
12'7" x 11'8" (3.84 x 3.56)

**BEDROOM TWO**  
12'7" x 12'2" (3.86 x 3.71)

**BEDROOM THREE**  
10'9" x 10'7" (3.30 x 3.25)

**BEDROOM FOUR**  
10'11" x 10'2" (3.35 x 3.10)

**BATHROOM**

**GARAGE**  
18'11" x 10'2" (5.79 x 3.12)

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a

last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

