

STEVE GRANTHAM
BESPOKE ESTATE AGENT

57 Chaplains Avenue, Waterlooville, PO8 8QH

Offers in excess of £450,000

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57 Chaplains Avenue

Waterlooville, PO8 8QH

- SUBSTANTIALLY EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME
- LARGE REAR GARDEN WITH EXTENSIVE LAWN AND PAVED ENTERTAINING TERRACE
- SPACIOUS STUDY OFFERING FLEXIBILITY AS A PLAYROOM OR ADDITIONAL RECEPTION ROOM
- WIDE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING FOR SEVERAL VEHICLES
- APPROXIMATELY 2,140 SQ FT INCLUDING THE OVERSIZED INTEGRAL GARAGE
- GENEROUS LIVING ROOM, SEPARATE FAMILY ROOM AND DINING ROOM
- PRINCIPAL BEDROOM SUITE WITH A GENEROUS EN SUITE SHOWER ROOM
- GREAT ACCOMMODATION WITH SCOPE FOR UPDATING AND ADAPTING THE LAYOUT TO SUIT FAMILY NEEDS

Offering approximately 2,140 sq ft of space including the oversized garage, this substantially extended four-bedroom detached home on Chaplains Avenue, Waterlooville combines generous accommodation with a large rear garden and a broad driveway. With several reception spaces, a spacious principal bedroom suite and considerable flexibility throughout, the property presents an excellent opportunity for a family seeking room to grow. Whilst some updating and finishing work would enhance the home, it is perfectly liveable in its current condition, allowing buyers to make improvements over time.





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An enclosed entrance porch opens into the hallway, with the impressive living room extending to approximately 22'9". This generously proportioned space offers ample room for larger furniture, with a feature fireplace providing a focal point. Double doors connect to the rear family room, where French doors open onto the garden, creating a lovely link between the indoor and outdoor spaces. The adjoining dining room provides a dedicated setting for family meals and entertaining, with views across the rear garden.

The kitchen offers a range of fitted cupboards and work surfaces, together with a built-in oven and hob. A downstairs cloakroom adds everyday convenience. One of the most useful additions is the substantial study, measuring approximately 14' x 13'3", with its own door to the garden. Equally suited to a playroom, hobbies room or additional sitting room, this space gives families the freedom to adapt the accommodation as their needs change. The overall ground-floor footprint also offers scope to explore a different arrangement or a more open-plan layout, subject to any necessary consents.

Upstairs, the extension has created a spacious principal bedroom measuring approximately 15'8" x 12'4", complemented by a generous en suite shower room. Two further double bedrooms, a fourth bedroom and a separate family bathroom complete the first floor, providing a practical balance of bedroom and living space.

The large rear garden is a standout feature, offering an excellent amount of outdoor space to complement the size of the house. A broad paved terrace provides room for outdoor dining and seating, with an extensive lawn stretching beyond. Enclosed by timber fencing, the garden offers plenty of space for children to play, keen gardeners to make their mark, or simply to enjoy spending time outside.

To the front, the wide driveway provides ample off-road parking for several vehicles and leads to the oversized integral garage. Measuring approximately 25'7" x 11'9", the garage offers substantial space for parking, storage or workshop use, with internal access from the study.

With its substantial footprint, adaptable accommodation and generous garden, this is a home with both immediate practicality and exciting potential for a family to shape it around their own lifestyle.



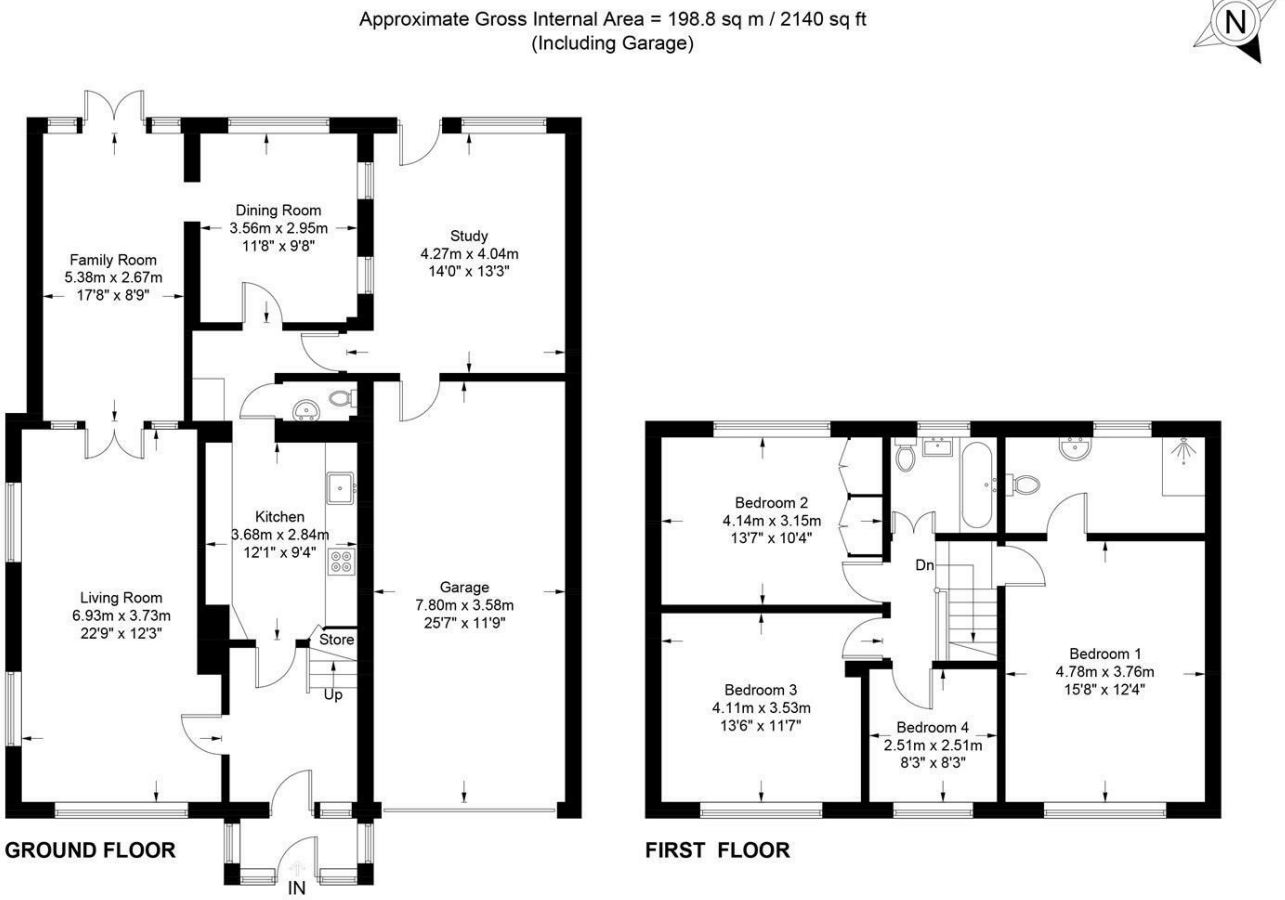








Floor Plans

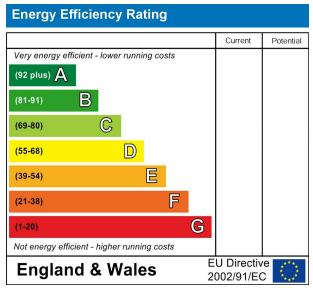


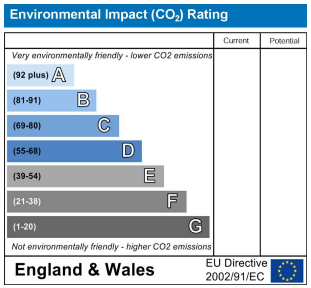
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Location Map



Energy Performance Graph





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