

STEVE GRANTHAM
BESPOKE ESTATE AGENT

37 Birkbeck Close, Waterlooville, PO7 3DP

Offers over £400,000

4 2 1


KITCHEN
Eat, drink and be happy
EVERY SNACK YOU MAKE. EVERY MEAL YOU BAKE. EVERY BITE YOU TAKE — I'LL BE WATCHING YOU

# 37 Birkbeck Close

## Waterlooville, PO7 3DP

Offers over £400,000

- MODERN FOUR-BEDROOM TOWNHOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TUCKED-AWAY POSITION SET BACK FROM THE ROAD
- TOP-FLOOR PRINCIPAL BEDROOM WITH STORAGE AND EN SUITE
- FAMILY BATHROOM AND GROUND-FLOOR CLOAKROOM
- OFFERED WITH NO FORWARD CHAIN
- APPROXIMATELY 1,198 SQ FT OVER THREE FLOORS
- BRIGHT SITTING ROOM WITH FRENCH DOORS TO THE GARDEN
- THREE FURTHER BEDROOMS, INCLUDING A VERSATILE HOME OFFICE
- LOW-MAINTENANCE REAR GARDEN, GARAGE AND DRIVEWAY PARKING

Tucked away from the road, this beautifully presented four-bedroom townhouse offers approximately 1,198 sq ft of accommodation arranged over three floors, complemented by a garage and driveway to the front. With stylish interiors, a generous principal bedroom suite and an enclosed rear garden designed for easy maintenance, this is a welcoming home offering flexibility for modern family life.







An attractive gated front garden creates a pleasant approach to the covered entrance. Inside, the hallway provides useful storage and a ground-floor cloakroom, with stairs leading to the upper floors.

The kitchen/dining room is positioned at the front of the house, featuring contemporary Shaker-style cabinetry, pale worktops and metro-tiled splashbacks. Built-in cooking appliances and ample cupboard space make this a practical everyday kitchen, with room for a dining table beside the front window.

Across the rear, the sitting room offers a comfortable space to relax, with soft neutral décor and an attractive panelled feature wall. French doors with glazed side panels draw in plenty of natural light and open directly onto the garden terrace, connecting the indoor and outdoor living spaces.

On the first floor are two double bedrooms and a fourth bedroom, currently arranged as a smart home office with a timber-slat feature wall. This provides flexibility for those working from home or needing a nursery or guest bedroom. A stylish family bathroom serves this floor, finished with contemporary tiling and a bath with a shower over.

Occupying the second floor, the principal bedroom forms a spacious retreat, with built-in storage and its own en suite shower room. Its separation from the other bedrooms gives this part of the house a particularly private feel.

Outside, the enclosed rear garden combines a paved terrace with artificial lawn, providing space for outdoor dining, relaxing and children's play without demanding extensive upkeep. To the front, the driveway and garage complete this thoughtfully presented family home.




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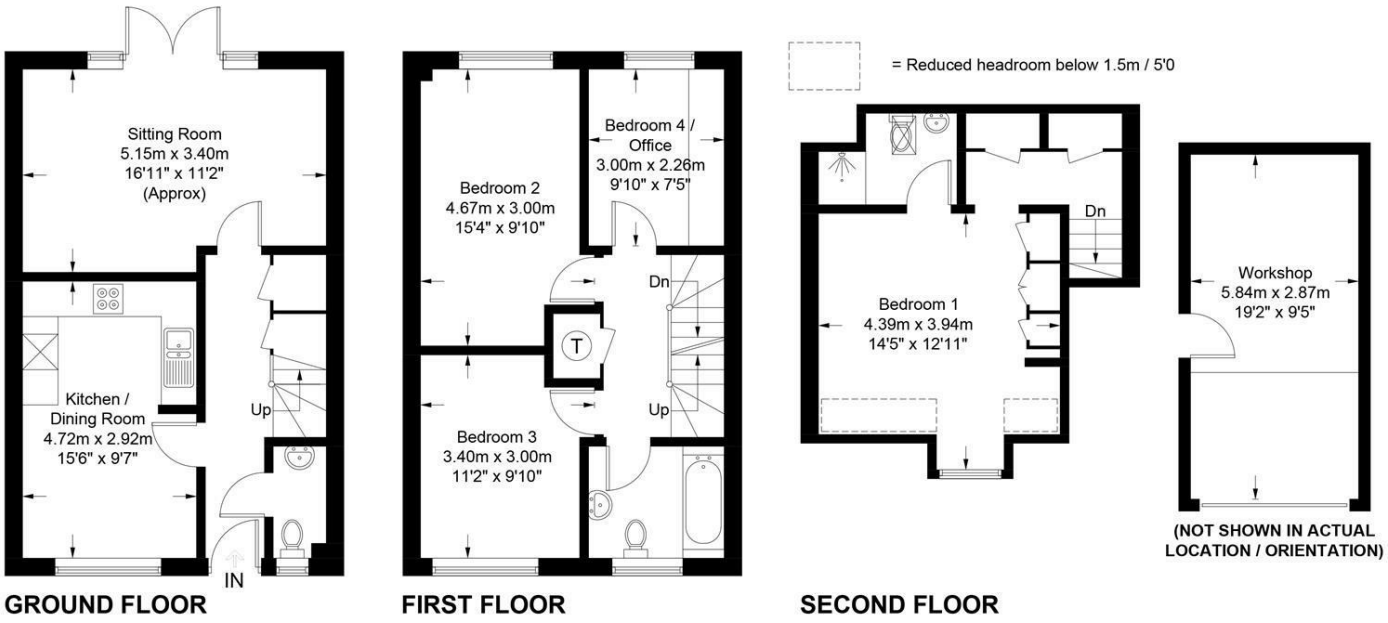






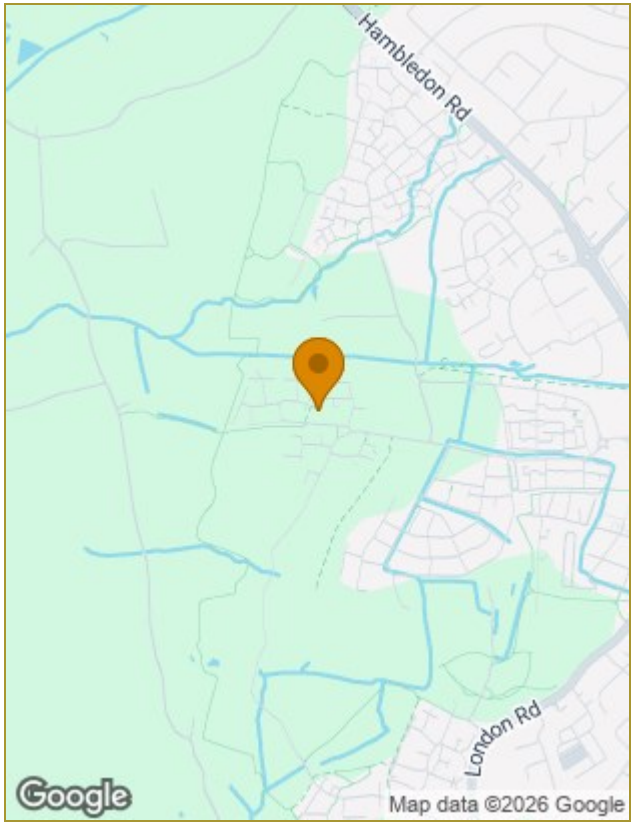
## Floor Plans

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft
Workshop = 16.7 sq m / 180 sq ft
Total = 128.0 sq m / 1378 sq ft

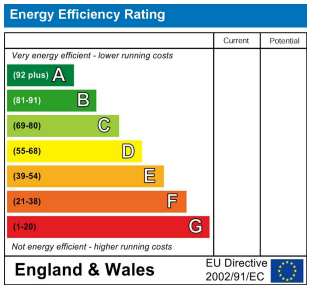


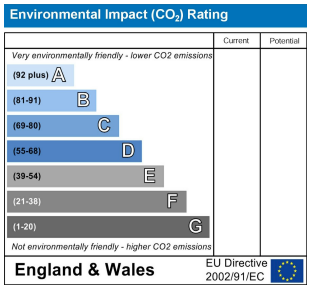

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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## Location Map




## Energy Performance Graph




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