



£562,500 Freehold



5 St Catherines Way
Down End
Hampshire
PO16 8RL

- Requested Down End Location
- Four Bedroom Family Home
- Delightful Rear Garden
- Ample Drive and Two Garages

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“Substantial four bedroom, three reception detached family home in the sought after location of Down End in Fareham. The property itself has been excellently maintained by the current owner and offers extensive accommodation with four good bedrooms, large open plan lounge and dining area onto conservatory, study, westerly aspect balcony, garage, ample driveway and delightful rear family garden. Situated close to transport links, the Town Centre and the catchment area for Cams Hill school.”

Matt Spacey, Senior Branch Manager, Fareham and Portchester

PORCH

Side and front aspect double glazed windows, sliding doors to:

HALLWAY

15' 0" x 7' 0" (4.57m x 2.13m) Stairs to first floor landing, radiator, door to Lounge, door to cloakroom, opening to inner lobby.

CLOAKROOM

Side aspect double glazed window, suite comprising low flush w.c, wall mounted hand basin, tiled surrounds, radiator.

INNER LOBBY

Radiator, door to kitchen, opening onto:

LOUNGE

23' 0" x 12' 6" (7.01m x 3.81m) Front aspect double glazed picture window, stone fireplace with gas fire, return door to hallway, opening to:

DINING ROOM

10' 3" x 10' 2" (3.12m x 3.1m) Rear aspect double glazed French doors and reveals to Conservatory, radiator, door to:

STUDY

18' 10" x 7' 0" (5.74m x 2.13m) Tapers to 5ft 7. Rear aspect double glazed door and window, radiator, door to attached garage.

CONSERVATORY

12' 5" x 11' 9" (3.78m x 3.58m) Side and rear aspect double glazed windows, partial brick construction with domed Blue reactive glass roof, tiled floor, double glazed French doors to garden.

KITCHEN

14' 6" x 9' 4" (4.42m x 2.84m) Rear and side aspect double glazed windows, wall and base units with space for range cooker with hood over, sink and drainer unit, plinth heating, tiled walls, space for dishwasher, door to:

UTILITY ROOM

10' 8" x 7' 0" (3.25m x 2.13m) Rear aspect double glazed window, side aspect double glazed door to garden. Newly fitted wall, base and larder units, sink and drainer, space for appliances, tiled walls.

LANDING

Front aspect French doors to westerly aspect balcony, loft hatch, doors to:

BEDROOM

13' 6" x 11' 1" (4.11m x 3.38m) Rear aspect double glazed window, built in wardrobe cupboards, radiator.

BEDROOM

12' 1" x 9' 0" (3.68m x 2.74m) Front aspect double glazed window, built in wardrobe, radiator.

BEDROOM

11' 0" x 9' 4" (3.35m x 2.84m) Front aspect double glazed window, radiator.

BEDROOM

8' 10" x 8' 0" (2.69m x 2.44m) Rear aspect double glazed window, radiator.

BATHROOM

11' 5" x 6' 6" (3.48m x 1.98m) Side and rear aspect double glazed window. four piece bathroom suite comprising ball and claw bath, enclosed shower cubicle with mains shower, low flush w.c, pedestal hand basin, airing cupboard, tiled walls.

REAR GARDEN

Attractive and well maintained of approximately 100ft in length comprising large lawn area, large mature shrub and flowering borders, two patio areas, fish pond, large storage shed, side pedestrian access, outside tap.

FRONT

Block paved two entrance driveway leading to:

INTEGRAL GARAGE

Up and over door, power and light.

GARAGE 2

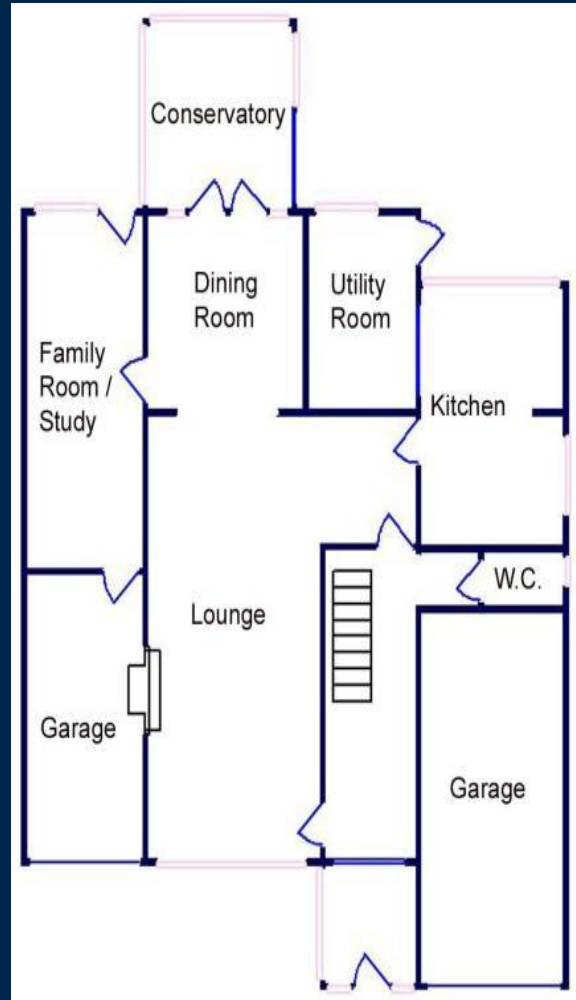
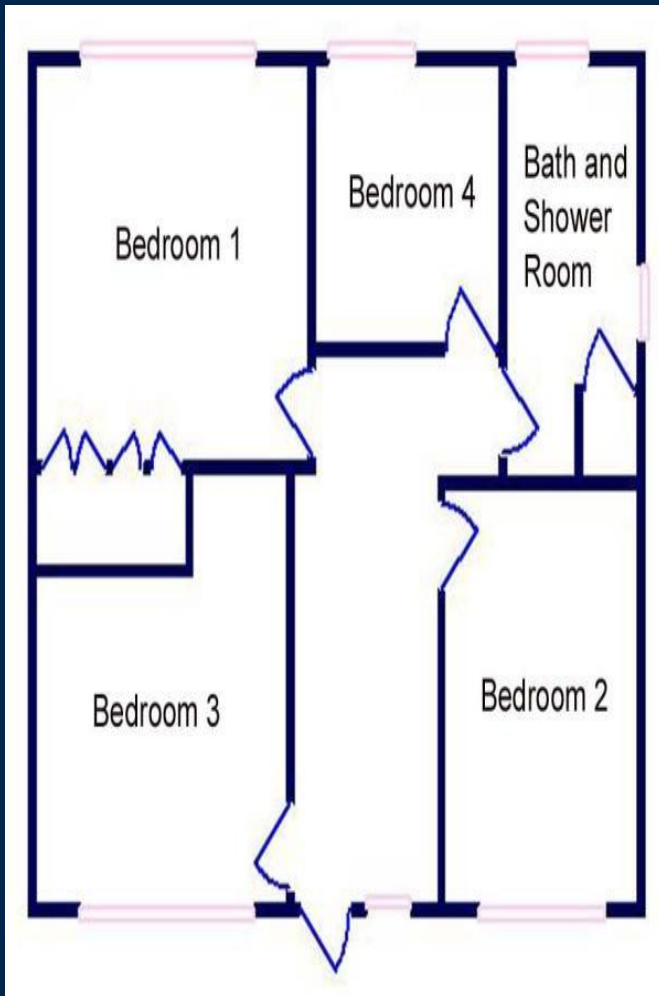
Up and over door, power and light.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	