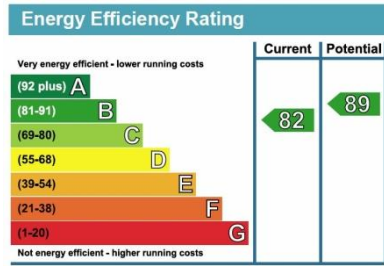


## Offers In Excess of £630,000

Fareham Park Road, Fareham, PO15 6LW



- Recently Completed Substantial Five Bedroom Detached Residence
- Two Ensuite Facilities
- Imposing Entrance Reception with Vaulted Ceiling
- Two Reception Rooms
- 33 Foot Kitchen/Dining Room
- Separate Utility Room
- Family Bathroom and Downstairs Cloakroom
- Gas Central Heating, Under-floor heating on Ground Level and Fully Double Glazed
- Enclosed Rear Garden
- No Onward Chain



Property Reference : F1206

Council Tax Band:

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

## The Accommodation Comprises:-

Double glazed French doors with matching panels to sides into:

## Entrance Reception Hallway:-

High ceilings, oak staircase to first floor, tiled floor, under-floor heating, door to airing cupboard with cylinder tank. Door to:



## Lounge:-

14' 10" x 12' 2" (4.52m x 3.71m)

Double glazed window to front elevation, flat ceiling, wood laminate floor, under-floor heating, wood burning stove.



## Study / Family Room:-

14' 9" x 8' (4.49m x 2.44m) Maximum Measurements

Double glazed window to front elevation, flat ceiling, wood laminate floor.



## Cloakroom:-

Obscured double glazed window to side elevation, flat ceiling with spot lighting inset, wall light, tiled floor, under-floor heating, WC with concealed cistern, circular wash hand basin, vanity unit.



## Kitchen / Dining Room:

33' 11" x 14' 7" (10.33m x 4.44m) Maximum Measurements

Dining area with double glazed French doors with matching panels to sides giving access to rear garden, tiled floor, under-floor heating, flat ceiling with spot lighting inset. Kitchen area with double glazed windows to rear elevation enjoying views of the rear garden, flat ceiling with spot lighting inset, tiled floor, under-floor heating, range of base units with work surfaces over, single drainer sink unit with mixer tap, tiled splash-back, Cuisinmaster double oven and grill, gas hob with extractor hood over, integrated dishwasher, central Island with base units and work surface, smoke detector, door to:



### Utility Room:-

12' 2" x 6' 1" (3.71m x 1.85m)

Double glazed windows to side elevation, obscured double glazed casement door giving access to rear garden, continuation of tiled floor, under-floor heating, flat ceiling, smoke detector, base units with work surface, tiled splash-back, single bowl stainless steel sink unit with mixer tap, Ideal gas central heating boiler.



### First Floor Landing:-

Flat ceiling, smoke detectors, access to loft, door to storage cupboard with light.



**Bedroom 1:-**  
15' 9" x 10' (4.80m x 3.05m) Maximum Measurements

Double glazed window to rear elevation overlooking garden and enjoying views beyond, flat and part sloping ceiling, radiator, door to:



**Ensuite Shower Room:-**  
7' 7" x 4' (2.31m x 1.22m)

Flat and part sloping ceiling, spot lighting, tiled floor, partly tiled walls, extractor fan, suite comprising: close coupled WC with concealed cistern, wash hand basin inset vanity unit, shower cubicle with wide shower head, chrome heated towel rail, shaver socket.



**Bedroom 2:-**  
14' 9" x 12' 3" (4.49m x 3.73m) Maximum Measurements

Double glazed window to front elevation, flat and part sloping ceiling, radiator, door to:



**Ensuite Shower Room:-**  
9' 6" x 3' 2" (2.89m x 0.96m)

Obscured double glazed window to side elevation, flat ceiling inset spot lighting, extractor, wall lights, tiled floor, partly tiled, close coupled WC with concealed cistern, wash hand basin inset vanity unit, shower cubicle with wide shower head.



**Bedroom 3:-**  
12' 1" x 8' 11" (3.68m x 2.72m)

Double glazed window to rear elevation over looking garden and enjoying views beyond, flat and part sloping ceiling, radiator.



**Bedroom 4:-**  
10' 4" x 9' 6" (3.15m x 2.89m) Maximum Measurements

Double glazed window to front elevation, flat and part sloping ceiling, radiator.



**Bedroom 5:-**  
10' 4" x 9' 6" (3.15m x 2.89m) Maximum Measurements

Double glazed window to rear elevation overlooking garden and enjoying views beyond, flat and part sloping ceiling, radiator.



**Bathroom:-**  
7' 7" x 6' 10" (2.31m x 2.08m)

Obscured double glazed window to side elevation, flat ceiling with spot lighting inset, partly tiled, tiled floor, chrome heated towel rail, extractor fan, close coupled WC with concealed cistern, bath with shower attachment over, vanity unit.



#### Outside:-

Five bar wooden gates lead to the front of the property which is laid to shingle and bordered by fence panels, garden shed on concrete base, pedestrian access can be gained to the side and rear, the rear garden is enclosed by fence panels and laid mainly to lawn for ease of maintenance with a range of flowers and fir trees to the borders, patio area for socialising and entertaining purposes, steps lead and give access to utility room/dining room.



# Fenwicks



## Agent's Note:-

This exciting, superb individual property is situated to the north of Fareham town centre which has good transport links to London and other major cities with its mainline railway station, bus and coach station and easy access to the M27 motorway. Both Portsmouth and Southampton with their shipping and ferry ports offer easy access to continental Europe and beyond. Fareham has many excellent schools, both private and state-funded and a range of shopping and leisure facilities both local and within easy, accessible reach.

**General:** We endeavour to make sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Money Laundering Regulations 2007 Intending purchasers will be asked to produce identification documentation at a later stage.

These particulars are issued in good faith and do not constitute representation of fact or form any part of any offer or contract. Information should be independently verified by prospective buyers. Neither Fenwicks nor any of its employees or agents has authority to make or give any representation or warranty in to this property.

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.