

## £665,000

Portchester Road, Fareham, PO16 8QJ

**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



- Four Double Bedrooms
- Three Reception Rooms
- Downstairs Cloakroom
- Fitted Kitchen
- Separate Utility Room
- UPVC Conservatory
- Office/ Study
- Double Glazed Windows
- Gas Central Heating
- Double Garage
- Generous Mature Plot

### Fareham Office

3 West Street Fareham Hampshire PO16 0BG

Tel: 01329 285 500 | E: fareham@fenwicks-estates.co.uk

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Property Reference : F1311

Council Tax Band: F

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



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## The Accommodation Comprises:-

Covered entrance with outside courtesy light, composite part double glazed front door with leaded light inset and matching side panel into:

### Entrance Hall:-

Stairs to first floor, under stairs cupboard containing meters, wooden flooring, radiator and coving to textured ceiling. Doors to:

### Cloakroom:-

4' 11" x 2' 9" (1.50m x 0.84m)

Opaque UPVC double glazed leaded light window to rear elevation, modern suite comprising: close coupled WC, corner wash hand basin with mixer tap over, radiator, continuation of wooden flooring, tiled walls and coving to flat ceiling with spotlighting inset.

### Lounge:-

25' 5" Into Bay x 11' 4" (7.74m x 3.45m)

Dual aspect with UPVC double glazed leaded light bay window to front elevation, further UPVC double glazed leaded light window to rear overlooking the conservatory, two radiators, feature marble fireplace with electric fire inset, wooden flooring, tv aerial point and coving to textured ceiling.



### Dining Room:-

20' 5" Into Bay x 10' 5" (6.22m x 3.17m)

Dual aspect with UPVC double glazed leaded light bay window to front elevation, further window to side elevation, two radiators, tv aerial point, glazed arched shelving area to rear of room and coving to textured ceiling.



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### **Kitchen:-**

14' 7" x 10' 4" (4.44m x 3.15m)

Dual aspect with UPVC double glazed leaded light windows to side and rear elevations overlooking the garden, fitted with an extensive range of matching modern base, eye level, corner carousel and larder style units with rolled top work surfaces over incorporating breakfast bar, one double bowl single drainer sink unit inset with mixer tap over, partly tiled walls, Bosch ceramic hob with extractor fan over, built-in Bosch double oven, space and plumbing for dishwasher, space for under counter fridge, built-in wine rack, gas central heating boiler concealed in wall unit, radiator and coving to textured ceiling with spotlighting inset.



### **Conservatory:-**

11' 7" x 16' 9" (3.53m x 5.10m)

Part brick, remainder UPVC double glazed construction with windows and doors overlooking and accessing the rear garden, radiator and power and light connected. Glazed door to:



### **Utility Room:-**

10' 5" x 7' 9" (3.17m x 2.36m)

UPVC double glazed leaded light window to rear elevation overlooking the garden, fitted with matching range of base, eye level and larder style units, rolled top work surfaces over, circular sink unit inset with mixer tap over, partly tiled walls, space for tall fridge/freezer, space and plumbing for washing machine, space for tumble dryer, radiator, cloaks hanging area and coving to flat ceiling. Part glazed door to:

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### Office/Study:-

15' 9" x 7' 9" (4.80m x 2.36m)

UPVC double glazed leaded light window to front elevation, radiator, telephone points and coving to flat ceiling with spotlighting inset.



### First Floor Landing:-

UPVC double glazed leaded light window to rear elevation, coving to flat ceiling, smoke detector and access to loft. Doors to:

### Bedroom One:-

11' 8" To Wardrobes x 10' 6" (3.55m x 3.20m)

UPVC double glazed leaded light window to front elevation, radiator, built-in wardrobe units and coving to flat ceiling.



### Bedroom Two:-

11' 6" x 10' 5" (3.50m x 3.17m)

UPVC double glazed leaded light window to rear elevation overlooking the garden, radiator and coving to flat ceiling.



### Bedroom Three:-

10' 4" x 9' 2" (3.15m x 2.79m)

UPVC double glazed leaded light window to front elevation, radiator and coving to textured ceiling.

### Bedroom Four:-

11' 4" x 7' 11" (3.45m x 2.41m) Maximum Measurements

UPVC double glazed leaded light window to rear elevation overlooking the garden, radiator, built-in bedroom furniture (to remain) and coving to textured ceiling.

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### **Bathroom:-**

**10' 5" x 6' 5" (3.17m x 1.95m) Maximum Measurement**

Opaque UPVC double glazed leaded light window to side elevation, modern suite comprising: panelled bath with mixer tap over, wash hand basin with mixer tap over, storage below and shelving to side, close coupled WC, tiled walls, built-in airing/storage cupboard, radiator and coving to textured ceiling with spotlighting inset.



### **Shower Room:-**

**5' 8" x 5' 3" (1.73m x 1.60m)**

Opaque UPVC double glazed window to front elevation, suite comprising: walk-in shower cubicle, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiled walls, extractor fan and coving to textured ceiling with spotlighting inset.

### **Outside:-**

Off street parking for numerous vehicles including caravan, motorhome or boat (if required), double garage 18' 11" x 18' 8" (5.76m x 5.69m) with up and over door and power and light connected, mature trees, shrubs and bushes surrounding and lawn area with pathway leading to front door. Wrought iron gate with retaining wall gives pedestrian access to:



### **Rear Garden:-**

Enclosed, mature and established rear garden, patio area with space for table and chairs for socializing and entertaining purposes, mainly laid to lawn with a selection of mature trees, hedging and shrubs, raised shingled beds, outside power sockets, two sheds (to remain) and water tap.

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# Fenwicks



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