

# MALLORY CRESCENT

FAREHAM | HAMPSHIRE | PO16 7QD



OFFERS IN EXCESS OF £500,000

Freehold

- Detached Family Residence
- Desirable Uplands Location
- Four Bedrooms (Three Doubles)
- Two Spacious Reception Rooms
- Kitchen/Breakfast Room plus Utility Room
- Stylish Family Bathroom
- Off Road Parking and Garage
- Southerly Facing, Secluded Rear Garden



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## In Brief

Occupying a good-sized plot and set in the highly desirable Uplands location, we are delighted to bring to the market, this fantastic, detached residence - close to good schools and local amenities. Boasting well-proportioned accommodation, ample parking and garaging - together with a fabulous southerly facing rear garden, we feel the property would make a perfect home for the growing family.

A generous entrance porch leads through to the central reception hall, where a very spacious and bright living room welcomes you with its feature limestone fireplace and large windows creating a cosy and inviting atmosphere. Characterful glazed doors open through into the dining room which provides a great space for family mealtimes or to perhaps just to enjoy peaceful moments overlooking the attractive rear gardens. The extended and stylish kitchen/breakfast room is fully equipped with appliances and sitting adjacent, is a useful utility room with cloakroom which completes the downstairs accommodation. Upstairs are the four bedrooms, three of which are double in size, whilst the fourth is a comfortable single or could be used as a spacious study/home office. Complimenting the upper level is a bright and modern bathroom suite. Outside, a paved patio area lies adjacent to the property with the wide garden being laid to lawn. Well-stocked flower and shrub borders with pretty trees provide a good level of privacy and seclusion, making this an idyllic outdoor retreat. For the keen gardener there is a greenhouse in situ, plus a very handy side storage shed - perfect for storage, tools and potting. To the opposite side of the property there is gated side pedestrian access and an outdoor water tap. A well maintained lawned area flanked by shrubs and small trees enhances the front garden - and a good-sized driveway approach provides off road parking. The garage is of good size with its up-and-over door, power and light.

All in all - a rather super house that really needs to be viewed to be appreciated. We look forward to arranging your early viewing!

**Offers In Excess Of £500,000**

## KEY FACTS

Tenure : Freehold  
Council Tax Band : E  
EPC Rating : D



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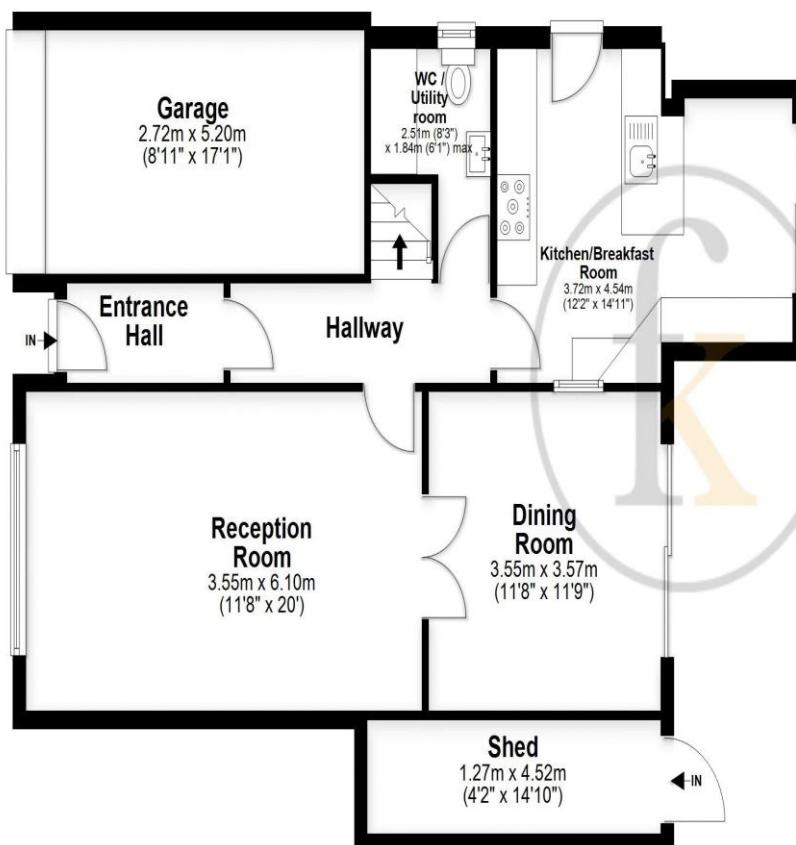
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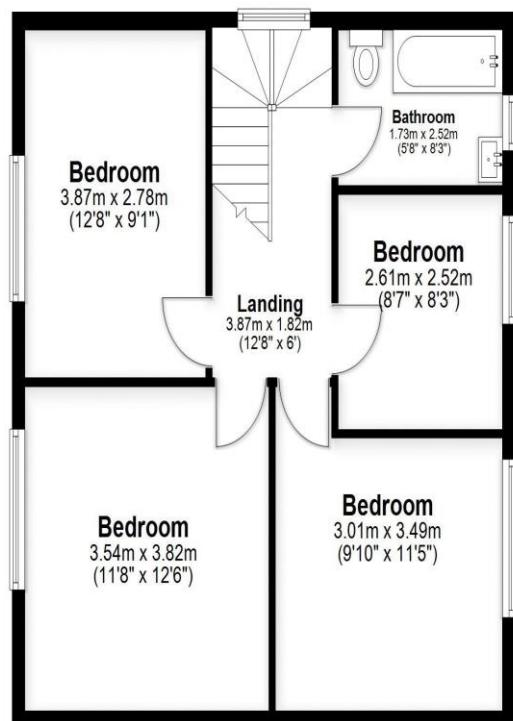


fry&kent  
the property people

### Ground Floor



### First Floor



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7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
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Drayton & Out of Town  
Sales & Lettings  
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Drayton, PO6 2AA  
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[www.fryandkent.com](http://www.fryandkent.com)



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