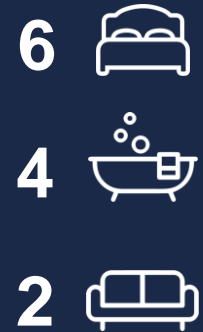




£595,000
35 Metcalfe Avenue
Stubbington, PO14 2HY

PROPERTY SUMMARY

This detached family home is located in a quiet neighbourhood in Stubbington, within walking distance to local amenities as well as being a short drive to the beach. Internally, the property is immaculately presented with an extended dining/living space, an additional lounge with double doors that can be close to create a separate, more cosy family area, as well as a refitted kitchen/breakfast room with ample storage and a downstairs W/C - an essential for busy families! Across the first and second floors, there are six brilliant sized bedrooms, two family bathrooms and en-suites to both the master bedroom and the guest bedroom. Further benefits to this impressive residence include an integral garage, driveway parking for multiple cars and a lovely rear garden with a private outlook. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





ENTRANCE HALL

LOUNGE 16' x 10' 08" (4.88m x 3.25m)

DINING ROOM 10' 08" x 10' 02" (3.25m x 3.1m)

LIVING ROOM 10' 4" x 8' 6" (3.15m x 2.59m)

KITCHEN/BREAKFAST ROOM 14' 10" x 10' 2" (4.52m x 3.1m)

W/C 6' 3" x 2' 6" (1.91m x 0.76m)

INTEGRAL GARAGE 15' 10" x 8' 4" (4.83m x 2.54m)

FIRST FLOOR LANDING

BEDROOM 1 15' 9" x 10' 11" (4.8m x 3.33m)

ENSUITE 6' 11" x 5' 11" (2.11m x 1.8m)

BEDROOM 2 11' 2" x 10' 6" (3.4m x 3.2m)

ENSUITE 5' 9" x 5' 3" (1.75m x 1.6m)

BEDROOM 3 9' 4" x 8' 5" (2.84m x 2.57m)

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m)

BEDROOM 4 8' 8" x 7' 11" (2.64m x 2.41m)

SECOND FLOOR LANDING

BEDROOM 5 23' 3" x 11' 5" (7.09m x 3.48m)

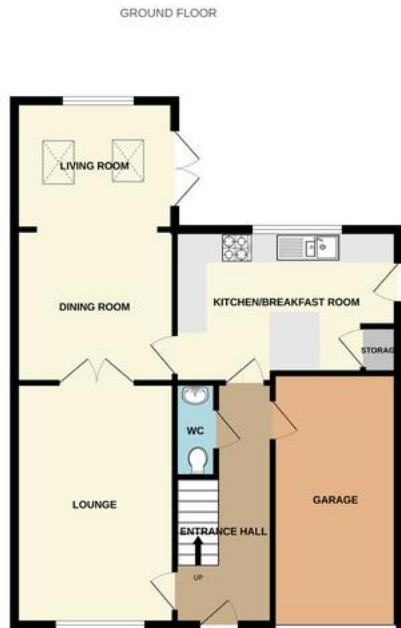
BATHROOM 2 8' 10" x 6' 9" (2.69m x 2.06m)

BEDROOM 6 20' 4" x 10' 11" (6.2m x 3.33m)

OUTSIDE

DRIVEWAY PARKING

REAR GARDEN



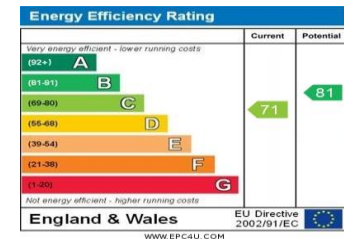
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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