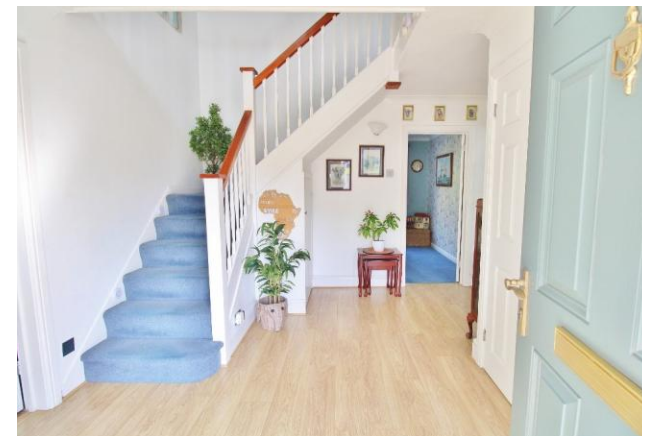




£649,995
7 The Paddock
Stubbington, PO14 3NS

PROPERTY SUMMARY

We are delighted to present this fully detached four bedroom house within close proximity to Stubbington Village. The property benefits from a wide and welcoming entrance hallway, two reception rooms (lounge and separate dining room) as well as a good sized kitchen/breakfast room, utility room and downstairs W/C. Well-presented throughout, there are four bedrooms upstairs, an en-suite to the master and a refitted bathroom. With a fantastic triple length garage, a landscaped rear garden - perfect for family BBQs in the summer - and driveway parking, this executive residence boasts all the features of an ideal family home. In a sought after cul-de-sac and within great school catchments, this one is not to be missed so call us in our Stubbington branch for a viewing today.





ENTRANCE HALL

CLOAKROOM

LOUNGE 20' 3" x 11' 8" (6.17m x 3.56m)

DINING ROOM 12' x 9' 8" (3.66m x 2.95m)

KITCHEN/DINER 20' 3" x 9' 7" (6.17m x 2.92m)

UTILITY ROOM 9' 1" x 8' 2" (2.77m x 2.49m)

GARAGE 33' 7" x 9' 4" (10.24m x 2.84m)

GALLERY LANDING

BEDROOM ONE 13' 4" x 9' 8" (4.06m x 2.95m)

ENSUITE

BEDROOM TWO 11' 8" x 10' (3.56m x 3.05m)

BEDROOM THREE 11' 8" x 9' 11" (3.56m x 3.02m)

BEDROOM FOUR 12' 1" x 7' 1" (3.68m x 2.16m)

BATHROOM

OUTSIDE

DRIVEWAY

FRONT GARDEN

REAR GARDEN





TOTAL FLOOR AREA : 1809 sq.ft. (168.1 sq.m.) approx.
 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.

LOCAL AUTHORITY
 Fareham Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band F

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



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