

**£440,000**  
**9 Croftlands Avenue**  
Stubbington, PO14 2JR



## PROPERTY SUMMARY

**HUGE CORNER PLOT WITH GREAT POTENTIAL!** This immaculately presented, detached, three bedroom, family home is situated in the sought after cul-de-sac within walking distance to Stubbington Village and close proximity to Hill Head Beach, ideal for those who enjoy coastal living. The property is offered with no forward chain and benefits from being a large corner plot which has great potential to extend (subject to planning permission). This property falls within the catchment area for popular Crofton Anne Dale Infant & Junior School, and Crofton Senior School. The ground floor comprises of a welcoming entrance hallway, an open plan living/dining room leading to the light and airy conservatory with double doors to the beautiful rear garden. Other benefits include a kitchen, a convenient downstairs wet room, and internal access to the garage. Upstairs boasts from a modern shower room, two double bedrooms with built in wardrobes and a larger than average third bedroom. Other benefits include full central heating, fully double glazed, an internal garage with power and a large driveway with ample parking for multiple vehicles. This property is a great opportunity for someone looking to put their own stamp on a forever home. We really do believe this property needs to be viewed to appreciate all that is on offer. Please call our Stubbington Branch to secure your viewing!







**PORCH** 6' 7" x 3' 4" (2.01m x 1.02m)

**HALLWAY** 15' 6" x 6' 2" (4.72m x 1.88m)

**LOUNGE/DINER** 25' 5" x 12' 3" (7.75m x 3.73m)

**KITCHEN** 10' x 10' (3.05m x 3.05m)

**CONSERVATORY** 10' 6" x 10' 3" (3.2m x 3.12m)

**HALL** 5' 6" x 4' 0" (1.68m x 1.22m)

**DOWNSTAIRS W/C & WET ROOM** 5' 4" x 3' 6" (1.63m x 1.07m)

**LANDING** 9' 9" x 6' 5" (2.97m x 1.96m)

**MASTER BEDROOM** 12' 5" x 10' 6" (3.78m x 3.2m)

**BEDROOM TWO** 12' 2" x 10' 0" (3.71m x 3.05m)

**BEDROOM THREE** 9' 9" x 7' 9" (2.97m x 2.36m)

**SHOWER ROOM** 6' 5" x 5' 5" (1.96m x 1.65m)

**GARAGE** 22' 9" x 8' 6" (6.93m x 2.59m)

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**PRIVATE DRIVEWAY**





**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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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