



**£535,000**  
**15 Ennerdale Road**  
Stubbington, PO14 2DS

## PROPERTY SUMMARY

BEAUTIFUL GARDEN! This stunning four bedroom home is located in a highly requested location within walking distance to Stubbington Village and within good school catchments. Approaching this executive residence from the large driveway, the bright entrance hallway guides you to the open plan lounge/diner into the fitted, shaker style kitchen. To the rear of the dining room is a great sized conservatory overlooking the beautifully maintained, mature garden. Also downstairs is a handy shower room and a log burner in the lounge. Upstairs, four well-proportioned bedrooms with fitted storage and a sleek bathroom complete this family home. The extensive rear garden on this property boasts various seating areas, both paved and decked, verdant lawn, outside storage sheds and a 'wild' garden space on the back boundary providing a great degree of privacy. With gas central heating throughout, owned solar panels that provide hot water and electricity, an integral garage and potential to further extend and improve (STPP), this property is not to be missed so please call us in our Stubbington Office to book in your viewing and avoid missing out.





**ENTRANCE HALLWAY**

**LOUNGE** 14' 9" x 11' 9" (4.5m x 3.58m)

**DINING ROOM** 11' 9" x 9' 9" (3.58m x 2.97m)

**KITCHEN** 11' 9" x 6' 8" (3.58m x 2.03m)

**DOWNSTAIRS SHOWER ROOM** 7' 2" x 5' 9" (2.18m x 1.75m)

**CONSERVATORY** 12' 7" x 12' 3" (3.84m x 3.73m)

**UPSTAIRS LANDING**

**BEDROOM 1** 12' 9" x 11' 9" (3.89m x 3.58m)

**BEDROOM 2** 12' 11" x 12' 2" (3.94m x 3.71m)

**BATHROOM** 6' 10" x 6' 4" (2.08m x 1.93m)

**BEDROOM 3** 10' x 9' 6" (3.05m x 2.9m)

**BEDROOM 4** 9' 10" x 7' 5" (3m x 2.26m)

**OUTSIDE**

**DRIVEWAY**

**GARAGE** 14' 8" x 8' 2" (4.47m x 2.49m)

**REAR GARDEN**



GROUND FLOOR

1ST FLOOR



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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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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