



£599,950

70 Marks Tey Road

Stubbington, PO14 3UR

PROPERTY SUMMARY

This four/five bedroom detached house is situated on highly requested Marks Tey Road and boasts generous accommodation, a brand new kitchen as well as off road parking. At the end of the road, the property sits in a very quiet cul-de-sac which benefits from no-through traffic so is private and safe. The property falls within catchment for great local schools such as Crofton Anne Dale and Crofton Hammond Juniors Schools, along with Crofton Secondary School and Meon Cross, so will make an ideal family home. Downstairs, there is a fully accessible fifth bedroom (or study) with the newly added W/C to the rear, a lounge, dining room with patio doors onto the landscaped garden, kitchen/breakfast room with a new boiler installed in 2024 and a recently extended utility room providing a perfect space for laundry separate to the kitchen. The utility room has an integrated dishwasher, under counter freezer and space for two further appliances. Upstairs, the property has four immaculate and newly redecorated bedrooms, an en-suite to the master and a family bathroom. Further benefits include a feature wood burner with a solid wood beam style over mantel and black stone hearth and new flooring in the office room, lounge and dining room. With its recent refurbishment, this property is finished to a high standard and should be viewed as soon as possible to avoid missing out!





ENTRANCE HALL

LOUNGE 15' 8" x 12' 3" (4.786m x 3.747m)

DINING ROOM 10' 8" x 9' 7" (3.262m x 2.937m)

KITCHEN/BREAKFAST ROOM 13' 4" x 9' 10" (4.086m x 3.021m)

UTILITY ROOM

BEDROOM 5/OFFICE 17' 5" x 7' 7" (5.319m x 2.323m)

AGENTS NOTE: Bedroom 5/Office was originally fitted to allow for wheelchair access and disability living. The doors are extra wide and the electric sockets are half height up the wall.

DOWNSTAIRS W/C

LANDING

BEDROOM 1 12' 11" x 10' 11" (3.954m x 3.333m)

ENSUITE

BEDROOM 2 10' 11" x 10' 8" (3.340m x 3.268m)

BEDROOM 3 9' 8" x 8' 8" (2.954m x 2.664m)

BEDROOM 4 8' 8" x 6' 9" (2.661m x 2.061m)

BATHROOM 6' 3" x 5' 8" (1.919m x 1.746m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

LANDSCAPED 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 F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

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