



Jeffries & Dibbens
estate and letting agents

4 Peartree Close
Stubbington, PO14 2LX

Exceptional

PROPERTY SUMMARY

This stunning four/five bedroom family home is situated a stones' throw away from Stubbington Village and within great school catchments such as Crofton Secondary School. From the wide and welcoming entrance hallway, there is a bright reception room (or fifth bedroom) with a bay window overlooking the frontage, a handy utility room and downstairs shower room and the show room standard kitchen/dining/living room. Stretching 27ft, this breathe-taking room boasts tri-folding doors, two large lantern sky lights allowing a plethora of sunlight stream in and a high-spec kitchen with fitted appliances and underfloor heating. This room has dual aspect views of the wrap around garden, which has been landscaped with decked and patio areas, low maintenance artificial lawn and a built in hot tub deck. Upstairs, there are four very well proportioned rooms and a refitted family bathroom completes this exceptional home. Further benefits include garage storage, a new combination boiler and ample parking to the front of the house as well as an electric car charging point. Fully detached and immaculate inside, this property is not to be missed so call us now in our Stubbington Branch to book in your viewing today.











ENTRANCE HALLWAY

RECEPTION ROOM/BEDROOM 5 19' 10" x 13' 6"
(6.05m x 4.11m)

UTILITY ROOM 5' 7" x 5' 2" (1.7m x 1.57m)

SHOWER ROOM 6' 1" x 5' 2" (1.85m x 1.57m)

KITCHEN/DINING/LIVING ROOM 27' 0" x 21' 6"
(8.23m x 6.55m)

UPSTAIRS LANDING

BEDROOM 1 14' 6" x 11' 5" (4.42m x 3.48m)

BEDROOM 2 13' 7" x 9' (4.14m x 2.74m)

BEDROOM 3 11' 5" x 8' 9" (3.48m x 2.67m)

BATHROOM 7' x 5' 9" (2.13m x 1.75m)

BEDROOM 4 8' 9" x 7' 9" (2.67m x 2.36m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

GARAGE

REAR/WRAP AROUND 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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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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