

**£765,000**

**2 Ellerslie Close**

Hill Head, PO14 3LH



## PROPERTY SUMMARY

In our opinion, this capacious four double bedroom family home is bright and airy throughout and extremely well presented. The property is situated in the highly desirable cul-de-sac of Ellerslie Close, which is moments away from Hill Head beach and falls within the catchment area for popular Crofton Hammond Infant & Junior schools and Crofton Senior School. Benefits include a conservatory with tiled flooring, a modern 24ft kitchen/diner with granite worktops and tiled flooring which continues through to a utility room and upstairs is a family bathroom and separate shower room. Other benefits include a west facing rear garden, a log cabin outside office with electricity, a double garage and off road parking for multiple vehicles. Properties in this close are rarely available and much in demand, therefore an early viewing is strongly advised to truly appreciate the space on offer with this wonderful property.







## ENTRANCE HALL

**LOUNGE** 11' 6" x 22' 11" (3.51m x 6.99m)

**CONSERVATORY** 12' 3" x 11' (3.73m x 3.35m)

**KITCHEN/DINER** 22' 4" x 10' 3" (6.81m x 3.12m)

**UTILITY ROOM** 6' 6" x 6' 5" (1.98m x 1.96m)

**WC** 5' 6" x 2' 11" (1.68m x 0.89m)

## LANDING

**MASTER BEDROOM** 15' 3" x 12' 5" (4.65m x 3.78m)

**BEDROOM TWO** 11' 11" x 12' 6" (3.63m x 3.81m)

**BEDROOM THREE** 12' 2" x 10' 3" (3.71m x 3.12m)

**BEDROOM FOUR** 11' 11" x 10' 1" (3.63m x 3.07m)

**SHOWER ROOM** 5' 10" x 5' 11" (1.78m x 1.8m)

**BATHROOM** 7' 1" x 5' 11" (2.16m x 1.8m)

**LOG CABIN/OFFICE** 7' 5" x 9' 6" (2.26m x 2.9m)

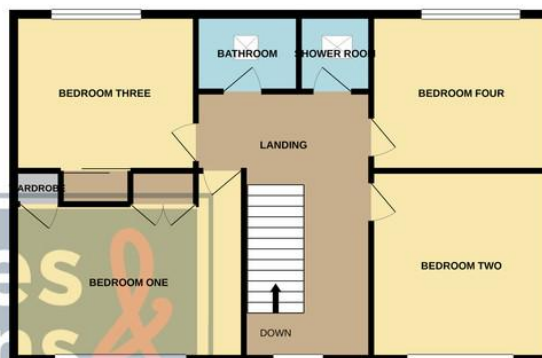
## DRIVEWAY

## 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 F

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	59   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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