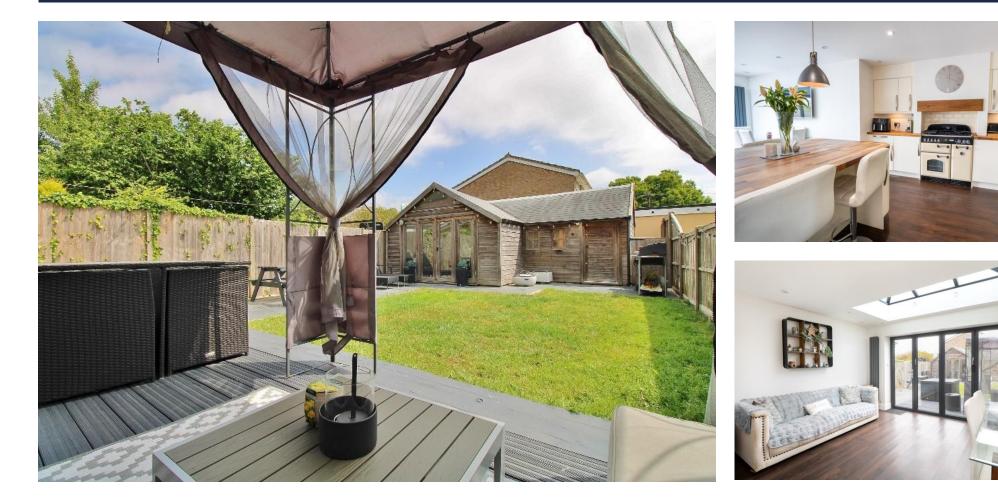
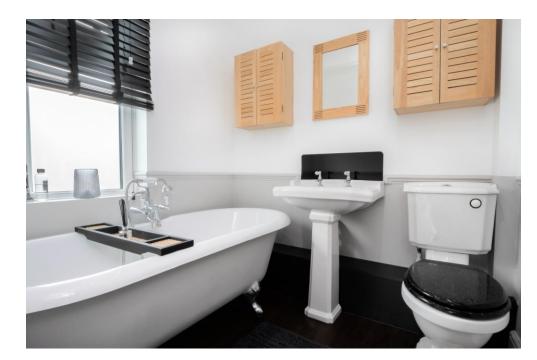


#### PROPERTY SUMMARY

Extended and spacious, this three double bedroom, bay fronted house is situated close to Stubbington Village and good local schools. From the beautiful paved frontage offering parking for up to four vehicles, the property starts at the entrance hallway leading to the handy downstairs W/C, cosy lounge with a feature fire place and the stunning open plan kitchen/lounge/diner to the rear. This family hub boasts a large island, creating a fantastic social space when entertaining, an extended living space with tri-folding doors and a skylight allowing light to cascade in. On the first floor, there are two double bedrooms, both with fitted wardrobes, and a family bathroom featuring a luxury roll top bath. The second bedroom has not only an extra dressing area extension, but also a sleek ensuite, ensuring privacy and ease for family and guests. The top floor of this property boasts a generous master bedroom with dual aspect, fitted wardrobes and a modern ensuite shower room. Outside, the property's outside spaces have been tastefully landscaped with a large driveway and a private rear garden featuring a patio, ideal for family BBQs and al-fresco dining, and lawn leading to the garden room. Insulated and with electric and lighting, the garden room is a perfect retreat for relaxation in the summer. With a 20ft workshop/shed, the property has an abundance of additional outdoor storage. This property has been meticulously designed and should be viewed to appreciate all that is on offer. Call us in our Stubbington Branch to book in your viewing today!









## ENTRANCE HALLWAY

### DOWNSTAIRS W/C

LOUNGE 12' 8" x 10' 11" (3.86m x 3.33m)

**KITCHEN** 16' 1" x 10' 10" (4.9m x 3.3m)

**DINING/LIVING ROOM** 13' 9" x 12' 4" (4.19m x 3.76m)

#### FIRST FLOOR LANDING

**BEDROOM 2** 10' 9" x 9' 2" (3.28m x 2.79m to wardrobes)

**DRESSING AREA** 6' 7" x 5' 5" (2.01m x 1.65m)

ENSUITE 6' 10" x 5' 5" (2.08m x 1.65m)

**BATHROOM** 6' 4" x 5' 11" (1.93m x 1.8m)

**BEDROOM 3** 13' 2" x 8' 3" (4.01m x 2.51m to wardrobes)

**SECOND FLOOR LANDING** Access to storage cupboard.

**MASTER BEDROOM** 15' 2" x 10' (4.62m x 3.05m to wardrobes)

**ENSUITE** 4' 10" x 4' 9" (1.47m x 1.45m)

#### OUTSIDE

DRIVEWAY

#### **REAR GARDEN**

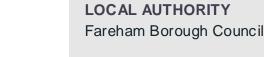
**GARDEN ROOM** 11' 5" x 8' 4" (3.48m x 2.54m)

**STORAGE** 20' 5" x 10' 3" (6.22m x 3.12m)

1ST FLOOR

2ND FLOOR

**BEDROOM 1** 



**TENURE** Freehold

COUNCIL TAX BAND Band D

VIEWINGS By prior appointment only

# EPC TO FOLLOW

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.

As part of our legal obligations under the MoneyLaundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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