



Guide Price **£450,000 - £465,000**  
**38 Puffin Crescent**  
Stubbington, PO14 3LG

## PROPERTY SUMMARY

This stunning family home is situated a short walk from good local schools, a wide range of local amenities and Hill Head Beach. As you enter the property via the entrance hallway on the ground floor, you are led to the spacious lounge which flows beautifully into the orangery extension and the kitchen/diner, overlooking the private rear garden. A downstairs W/C adds convenience and flexibility. Upstairs, four well-proportioned bedrooms and a fitted shower room complete this detached home. A standout feature of this home is the garden office room, fully insulated with power and light, offering a versatile space ideal for a home office, play room or guest accommodation. Outside, there is a pleasant front garden, a driveway for multiple cars and a low maintenance rear garden with verdant lawn, mature shrubbery and a patio area for alfresco dining with the family. With so much to offer, this property must be viewed! Call us now in our Stubbington Branch to book in your viewing today.





## HALLWAY

## CLOAKROOM

**LOUNGE** 18' 6" x 13' 6" (5.64m x 4.11m)

**KITCHEN/BREAKFAST ROOM** 16' 5" x 9' 1" (5m x 2.77m)

**ORANGREY** 9' 6" x 8' 6" (2.9m x 2.59m)

## LANDING

**MASTER BEDROOM** 11' 7" x 9' 7" (3.53m x 2.92m)

**BEDROOM TWO** 11' 6" x 7' 2" (3.51m x 2.18m)

**BEDROOM THREE** 8' 4" x 8' 2" (2.54m x 2.49m)

**BEDROOM FOUR** 8' 5" x 8' 1" (2.57m x 2.46m)

## OUTSIDE

## REAR GARDEN

**GARDEN STUDIO** 20' 0" x 8' 0" (6.1m x 2.44m)

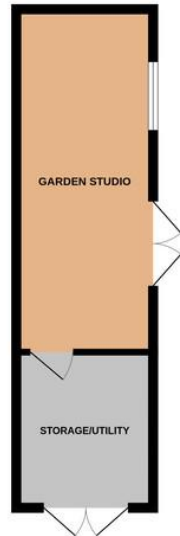
**STORE ROOM/UTILITY** 9' 1" x 8' 5" (2.77m x 2.57m)

## FRONT GARDEN

## DRIVEWAY



GROUND 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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1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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.

As part of our legal obligations under the **Money Laundering, 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.

**Jeffries  
Dibbens &**  
estate and letting agents

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