

**£385,000**

**18 Queens Crescent**

Stubbington, PO14 2QB



### PROPERTY SUMMARY

Extended and a stones' throw from Stubbington centre, this three bedroom bungalow has been extensively refurbished and improved, offering versatility and seamless flow throughout. From the entrance hallway, the four piece bathroom, installed just a few years ago, is a standout feature as soon as you enter, boasting a large shower with an inbuilt and stylish seat, unique tiling and a deep bathtub. Next, the cosy lounge with a feature log burner leads into the open plan kitchen / family room. The kitchen is sleek and overlooks the bright and airy family room extension with double doors onto the garden. Adjacent is also a handy utility room. There is one double bedroom downstairs with a walk-in dressing room within, and two further double bedrooms upstairs next to a separate W/C, providing ease and convenience for guests. The pipework and services remain in the dressing room which was previously an ensuite, so the option is there to easy convert usage back to a further bathroom. Outside, the beautiful rear garden has side access to the single garage and offers a great degree of privacy, ideal for al fresco dining and enjoying the summer with the family. With driveway parking to the front, this property is not to be missed, so call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





#### **ENTRANCE HALLWAY**

**BATHROOM** 8' 4" x 7' 7" (2.54m x 2.31m)

**LOUNGE** 15' 3" x 12' 3" (4.65m x 3.73m)

**KITCHEN** 11' 2" x 10' 11" (3.4m x 3.33m)

**FAMILY ROOM** 14' 0" x 10' 11" (4.27m x 3.33m)

**UTILITY ROOM** 10' 10" x 4' 9" (3.3m x 1.45m)

**BEDROOM 3** 14' 2" x 8' 11" (4.32m x 2.72m)

**DRESSING ROOM** 5' 9" x 5' 5" (1.75m x 1.65m)

#### **UPSTAIRS LANDING**

**BEDROOM 1** 15' 8" x 9' (4.78m x 2.74m)

**BEDROOM 2** 15' 8" x 8' 4" (4.78m x 2.54m)

**W/C** 5' 6" x 2' 8" (1.68m x 0.81m)

#### **OUTSIDE**

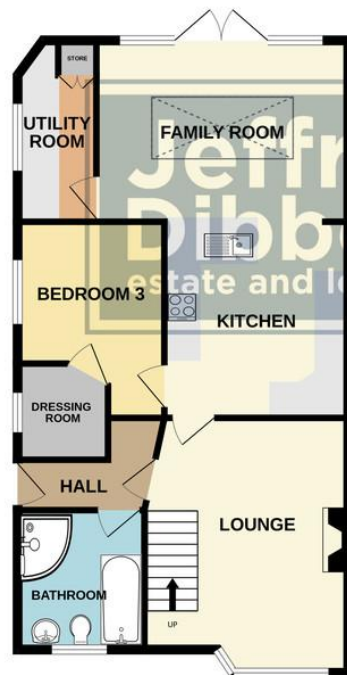
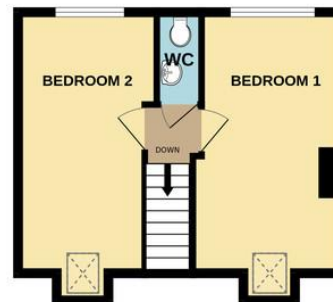
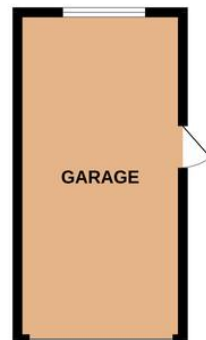
#### **PAVED DRIVEWAY**

**GARAGE** 19' 7" x 9' 11" (5.97m x 3.02m)

#### **REAR GARDEN**







**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		
69-80	C	70 C	80 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.

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

**OFFICE ADDRESS**

18 The Green, Stubbington,  
Fareham, Hampshire, PO14 2JG

**CONTACT**

01329 668 511  
stubbington@dibbensproperty.co.uk  
www.jdea.co.uk