



74 Hillson Drive, Fareham, PO15 6PD

Asking Price £350,000



Hillson Drive |
Fareham | PO15 6PD
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W&W are delighted to offer for sale this beautifully presented & extended three bedroom semi detached family home. Internally, the property boasts three bedrooms, lounge, modern kitchen, 18'ft family/dining room, study/utility room, cloakroom & modern main bathroom. Outside, the property enjoys a landscaped rear garden with impressive bar & workshop to remain along with driveway parking to the front for multiple vehicles.

Hilson Drive is situated in the popular village of Fareham. Just a short walk away is St Columba CE Primary School, rated 'Good' by Ofsted, along with Orchard Lea Infant and Junior Schools, both within a kilometre. The Henry Cort Community College is conveniently located around 600 meters away. For day-to-day needs, residents benefit from nearby amenities including a Co-op Food store just 0.18 miles away, Sainsbury's a short drive away, and essential services like Meon Health Practice and Highlands Dental Practice within walking distance.





Beautifully presented & extended three bedroom semi detached family home

Enviable plot providing landscaped frontage & impressively sized rear garden

Reception porch/boot room opening into the welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen, family room/dining room, study/utility room & downstairs cloakroom

Lounge with centrepiece stone surround fireplace with inset gas remote controlled fire

Modern kitchen enjoying wood effect worktops & high gloss cabinets

Integrated appliances include oven, hob, dishwasher & fridge/freezer

18'ft Family room/dining room with feature bi-folding doors opening out to the rear garden & ceiling speakers

Study/utility room providing additional storage space & plumbing for additional appliances

Downstairs cloakroom comprising of two piece white suite

Main bedroom with large built in wardrobe

Two additional bedrooms with one benefitting from built in storage

Modern main bathroom comprising three piece white suite, attractive wall tiling & twin windows overlooking the garden

Impressively sized southerly facing landscaped rear garden enjoying decked sun terrace, paved patio area, lawn with raised sleepers enjoying display flowers/shrubbery & feature outside power socket

14'5ft outbuilding currently used as home bar to remain with power, lighting & double doors opening out to the garden

Workshop with power & lighting also to remain

Driveway parking with EV charger to the front for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
736 sq.ft. (68.4 sq.m.) approx.

Outbuildings
296 sq.ft. (27.5 sq.m.) approx.

1st Floor
431 sq.ft. (40.1 sq.m.) approx.

TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sale and letting 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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Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	