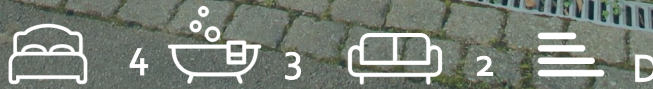




25 Down End Road  
Fareham, PO16 8RG

Asking Price £675,000 Council Tax Band E



Tullys

## 25 Down End Road

Fareham, PO16 8RG

**\*\* VACANT POSSESSION \*\* \*\* NO CHAIN \*\* \*\* CAMS HILL SCHOOL CATCHMENT \*\* \*\* EXTENDED SEMI-DETACHED HOUSE \*\* \*\* INTEGRAL GARAGE \*\* \*\* SUBSTANTIAL REAR GARDEN \*\***

Approached from Down End Road, this imposing period property is half clad in timber with rendered uppers and oozes kerb appeal. A block paved driveway leads to the integrated garage and provides ample parking for several vehicles. The garage itself boasts an electric up and over door and provides a further opportunity for vehicle storage.

Benefiting from extensions to the side and rear, this four bedroom house now boasts a master bedroom suite comprising of bedroom, dressing room and en-suite bathroom, in addition to three further double bedrooms and a family bathroom with separate shower and bath and his and hers vanity basins.

A show-stopping kitchen/breakfast room measuring in excess of 25 feet houses a beautiful gloss white fitted kitchen topped with "Corian" work surfaces. Integrated appliances include a "Miele" induction hob, a "Miele" steam oven side by side a "Miele" convection/microwave oven. With dual aspect windows, this room is bathed in light and offers views directly over the generous rear garden.

A similar sized dual aspect lounge/diner also provides access to the garden beyond. A ground floor cloakroom is located off the welcoming entrance hall and views from the front door to the garden at the rear are afforded by the clever use of internal glazed partitions.

A simply magnificent house, offered for sale with no forward chain and vacant possession.

### FRONT ASPECT

Approached from Down End Road a block paved driveway leads to an integrated garage and provides parking for several vehicles. A low retaining wall to the front aspect gives separation from the road and the driveway is bordered by raised planting to one side with shrubs and mature planting to the other.

### INTEGRAL GARAGE: 19'10" x 15'2"

Electric up and over door, cupboard housing a sealed system boiler with water cylinder, sink unit, space and plumbing for a washing machine, space for a fridge, part double glazed personnel door to the side aspect, wall mounted consumer unit.

### ENTRANCE HALL

A part double glazed composite front door leads into a bright and welcoming entrance hall which provides a direct sight-line to the garden beyond afforded by internal glazed partitions to the kitchen/breakfast room. Smooth ceiling with integrated low energy spotlights, a modern glazed panel stair balustrade with staircase to the first floor, under stairs cupboard with glazed door, glazed door to the cloakroom, glazed door to the lounge/diner, radiator and tiled flooring.

### CLOAKROOM

A low flush concealed cistern w/c, vanity style sink unit, radiator, extractor fan and tiled flooring.

### LOUNGE/DINER

27'11" x 13'4" (8.51m x 4.06m)

Smooth ceiling with integrated low energy spotlights, feature bay window to the front aspect, double glazed patio doors to the rear aspect, feature chimney breast with inset gas fire place, two radiators.





#### KITCHEN/BREAKFAST ROOM

25'2" x 12'3" (7.67m x 3.73m)  
Smooth ceiling with integrated low energy spotlights, double glazed patio doors to the rear aspect, double glazed doors to the side aspect, double glazed window to the rear aspect, a range of contemporary fitted kitchen units in gloss white with accent "Corian" countertops, up-stands and splash backs, "Corian" windowsill, integrated "Miele" induction hob with extractor unit over, integrated "Miele" steam oven side by side an integrated "Miele" convection oven/microwave combination, under mounted stainless steel sink with mixer tap, feature island unit with "Corian" counter top, column radiator, door to the garage, tiled flooring.

#### FIRST FLOOR LANDING

A split landing providing access to each wing, one housing the master suite and the other housing three further bedrooms, the family bathroom and loft access.

#### MASTER-SUITE

BEDROOM: 14'10" X 13'1" - Smooth ceiling with integrated low energy spotlights, double glazed windows to the front aspect, two radiators. Opening to the DRESSING ROOM: 6'11" X 6'9" - with a range of fitted gloss red wardrobes and accent black gloss cupboards and drawers, door to the EN-SUITE BATHROOM: 8'11" X 7'7" - Smooth ceiling with integrated low energy spotlights, double glazed, obscured glass window to the rear aspect, contemporary panel enclosed bath with central mixer tap, freestanding corner shower enclosure, low flush, concealed cistern w/c, vanity unit with mounted wash hand basin and mixer tap, tiled splash backs with feature glass tiled accents, tiled flooring.

#### BEDROOM TWO

15'2" into bay x 13'2" (4.62m into bay x 4.01m)  
Smooth ceiling with integrated low energy spotlights, double glazed bay window to the front aspect, radiator.

#### BEDROOM THREE

13'5" x 12'4" (4.09m x 3.76m)  
Smooth ceiling with integrated low energy spotlights, double glazed window to the rear aspect, radiator.

#### BEDROOM FOUR

9'2" x 8'8" (2.79m x 2.64m)  
Currently used as an office - Smooth ceiling with integrated low energy spotlights, double glazed window to the front aspect, radiator.

#### FAMILY BATHROOM

9'1" x 8'5" (2.77m x 2.57m)  
Smooth ceiling with integrated low energy spotlights, two double glazed, obscured glass windows to the rear aspect, panel enclosed bath with mixer tap, corner shower enclosure, low flush, concealed cistern w/c, vanity unit with double ceramic bowl sinks and tall pedestal mixer taps, glass counter top, two vanity mirrors, feature tiled walls, tiled flooring, column radiator.

#### GARDEN

70' x 37' approximately ( 21.34m x 11.28m )  
A Westerly aspect rear garden laid to lawn with mature planted borders, generous patio, side pedestrian access via gate, outside tap.

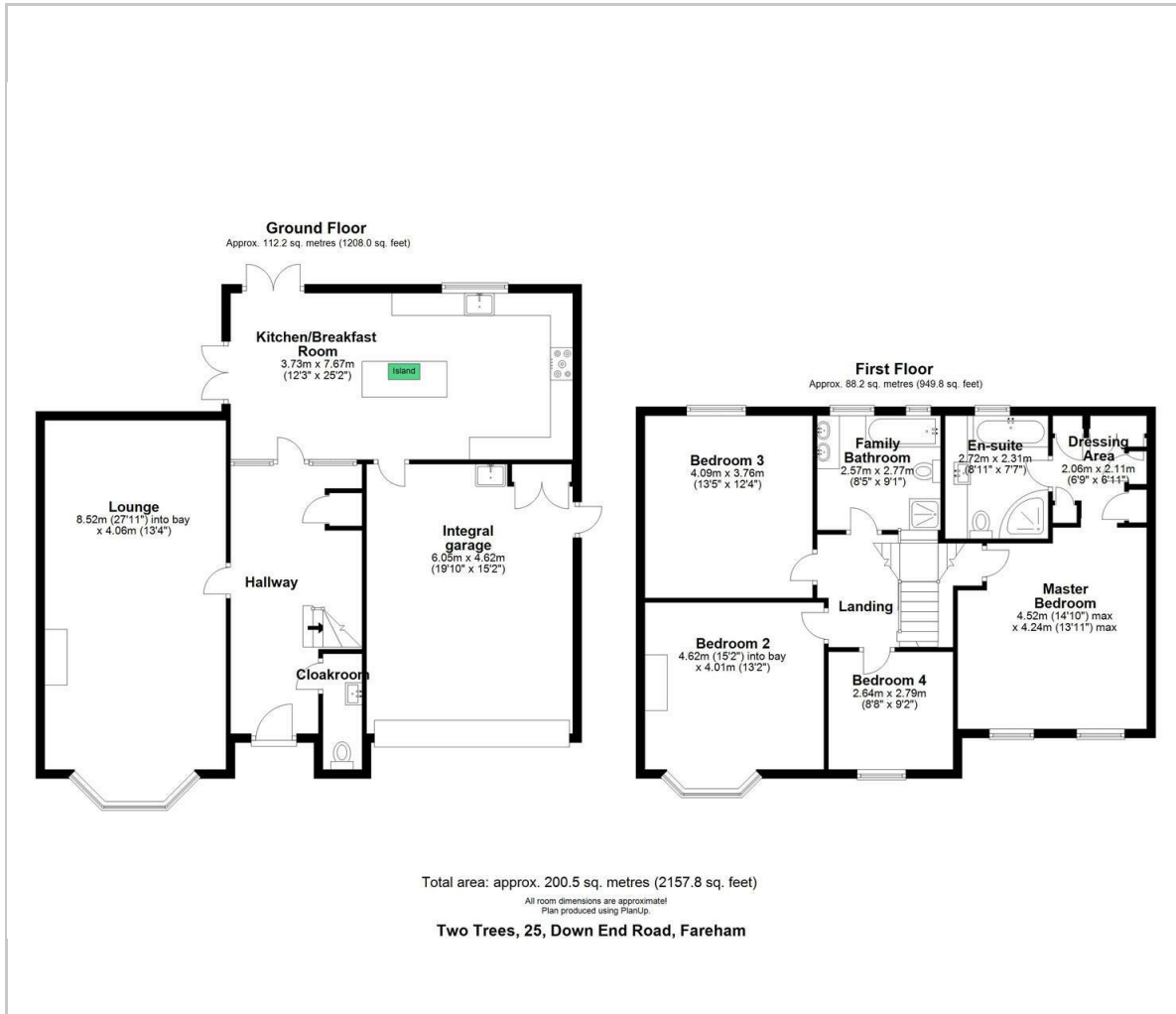
#### FURTHER INFORMATION

Council Tax Band: E  
Tenure: Freehold

Please note that the vendor of this property is an associate of Tully and Co and a declaration is made under Section 32 of the Estate Agents Act.



## Floor Plan



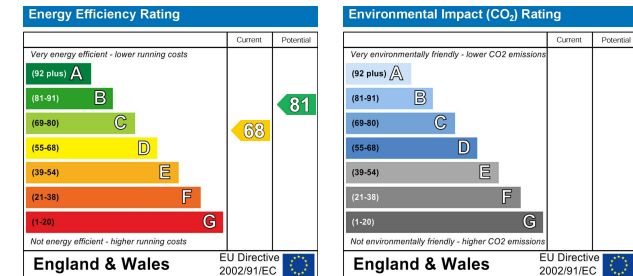
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Tully & Co

157-159 Albert Road, Southsea, Portsmouth, Hampshire, PO4 0JW

023 9273 2241 Email: sales@tullyand.co

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