



NESBITT & SONS
ESTATE AGENTS



1 Westlands Grove, Fareham, PO16 9AA

£485,000

This stunning semi-detached family home is located within a highly regarded road in West Portchester.

The property is beautifully presented throughout with the well-proportioned internal accommodation briefly comprising - entrance hallway, living room, family room/home office, cloakroom and a stunning open plan 23' kitchen/diner with bi-folding doors onto the rear garden. To the first floor there are three bedrooms and a modern four piece family bathroom suite. Outside, there is driveway parking to the front and a sizeable westerly facing rear garden.

Viewing is a must to appreciate the location and accommodation on offer here.

ENTRANCE HALL



Double glazed obscure composite front door with double glazed obscure windows either side and above. Smooth and coved ceiling with inset spotlighting. Staircase rising to the first floor with an understairs storage cupboard. Tiled flooring.

LIVING ROOM 15'0 into bay x 12'0 (4.57m into bay x 3.66m)



Double glazed bay window to the front aspect with fitted plantation shutters. Smooth and coved ceiling. Radiator. Wood effect flooring.

FAMILY ROOM/HOME OFFICE 14'7 x 8'0 (4.45m x 2.44m)

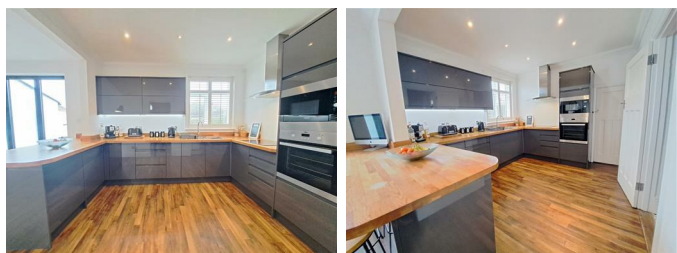


Dual aspect with double glazed window to the front and side aspect with fitted plantation shutters. Smooth ceiling with inset spotlighting. Cupboard housing boiler. Space and plumbing for washing machine and tumble dryer. Radiator. Karndean wood effect flooring.

KITCHEN/DINER 23'6 max x 12'10 max (7.16m max x 3.91m max)



KITCHEN AREA



Double glazed window overlooking the rear garden with fitted plantation shutters. Smooth and coved ceiling with inset spotlighting. Matching wall and base handleless units with oak worktops and upstand. Inset stainless steel sink and half drainer. Four ring induction hob with glass splashback and

extractor hood above. Fitted oven/grill and microwave. Integrated fridge and freezer. Radiator. Karndean wood effect flooring. Opening to:

DINING AREA

Double glazed bi-folding doors leading to the rear garden. Smooth and coved ceiling with inset spotlighting. Breakfast bar. Continuation of the flooring from the kitchen area.

CLOAKROOM



Double glazed obscure window. Low level WC and wash hand basin.

FIRST FLOOR

LANDING

Smooth and coved ceiling with loft access.

BEDROOM ONE 15'0 into bay x 10'8 (4.57m into bay x 3.25m)



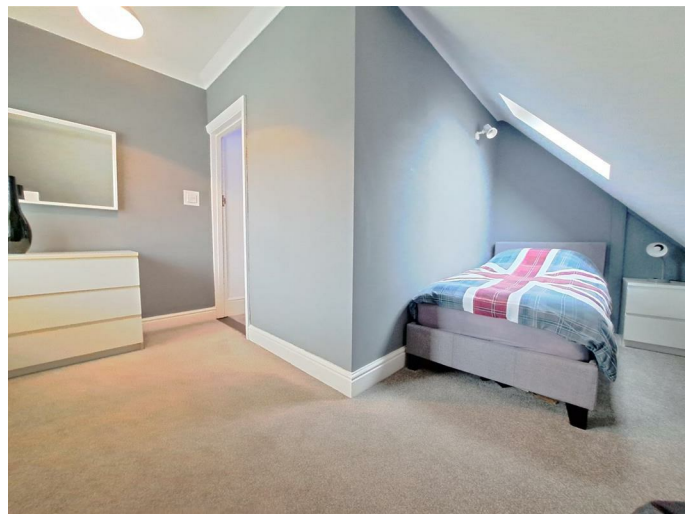
Double glazed bay window to the front aspect with fitted plantation shutters. Smooth and coved ceiling. Fitted wardrobes either side of the chimney breast. Radiator.

BEDROOM TWO 13'0 x 12'0 (3.96m x 3.66m)



Double glazed window to the rear aspect with fitted plantation shutters. Smooth and coved ceiling. Radiator.

BEDROOM THREE 14'2 max x 13'0 max (restricted headroom) (4.32m max x 3.96m max (restricted headroom))



'L' shaped room with a double glazed window to the front aspect with fitted plantation shutters. Skylight to the side aspect. Smooth and coved ceiling. Radiator.

BATHROOM 9'10 x 9'10 (3.00m x 3.00m)



Double glazed obscure window to the rear aspect with fitted plantation shutters. Smooth and coved ceiling with inset spotlights and extractor fan. Modern four piece suite comprising large shower cubicle, bath with central taps, wash hand basin and low level WC. Heated towel rail. Part tiled walls and tiled flooring.

OUTSIDE



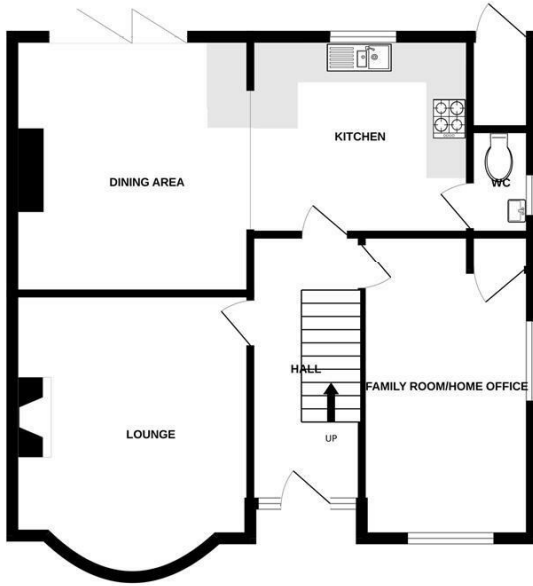
To the front of the property, there is block paved driveway parking with a light within the porch and side gated pedestrian access leading to the rear garden.

The westerly facing rear garden has an initial raised indian sandstone patio, with the remainder of the garden being laid to lawn with shrubs and borders and a mature tree. Outside lighting and external power sockets. Storage cupboard. Side gated

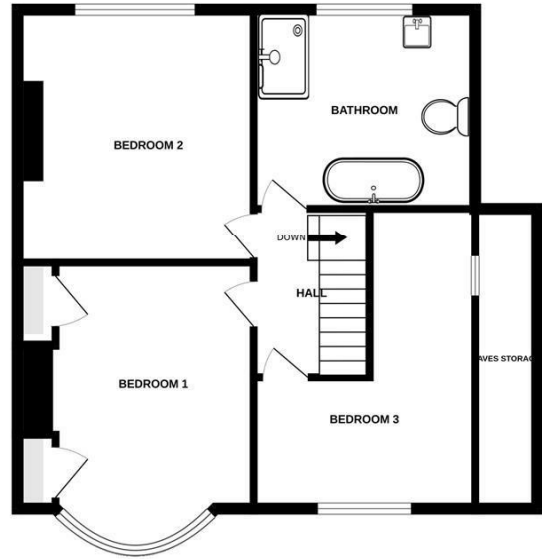
pedestrian access leading to the front of the property.

Floor Plan

GROUND FLOOR



1ST FLOOR



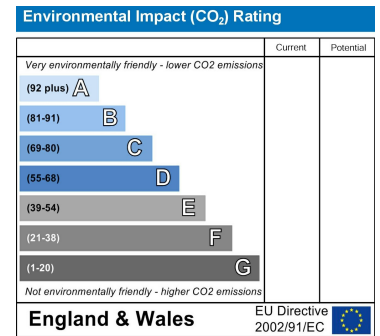
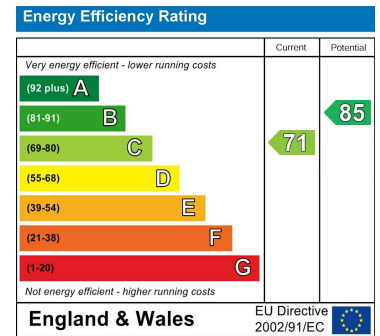
3 BEDROOM SEMI DETACHED HOUSE

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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Area Map



Energy Efficiency Graph



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