



NESBITT & SONS
ESTATE AGENTS



29 Riverside Avenue, Fareham, PO16 8TF

£575,000

*** FAR REACHING COUNTRYSIDE VIEWS ***

This STUNNING detached family home is situated in a quiet cul de sac within the popular village of Wallington and boasts amazing far reaching countryside views.

The property is beautifully presented throughout with the internal accommodation briefly comprising of - entrance hall, 37' kitchen/diner/family room, separate lounge, also on the ground floor is bedroom five/study and shower room. On the first floor, four bedrooms can be found sharing the family bathroom.

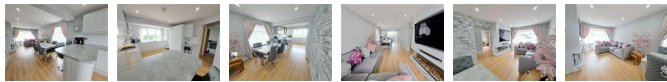
The property benefits from double glazing and gas central heating. There is off-road parking for several cars to the front driveway, a DETACHED GARAGE and generous rear garden which has been landscaped on three levels.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

ENTRANCE HALL

Laminate flooring. Radiator. Cupboard housing electric meter. Understairs storage cupboard. Inset ceiling spotlights.

KITCHEN/DINER/FAMILY ROOM



This impressive open plan 37' triple aspect room has a family area to one end with double glazed bay window to front elevation and radiator. Media wall with recess for TV and with remote controlled contemporary style electric fire. The laminate flooring continues from the family area through to the:

DINING AREA

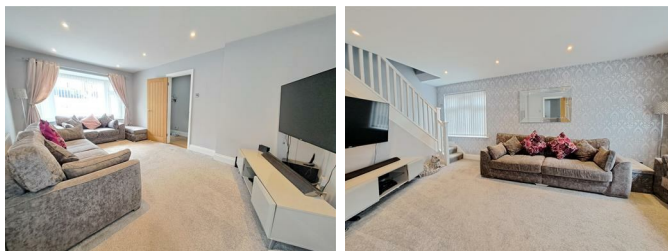
Which has a double glazed window to side elevation. Radiator. Inset ceiling spotlights. Feature tiled walls. Leading directly to:

KITCHEN AREA



With a double glazed window to rear elevation and double glazed door to garden. The kitchen has a white enamel one and a half bowl single drainer sink unit with cupboard under. Further range of wall and base level units with work surfaces over and matching splashbacks. There is a built-in four ring gas hob with twin electric ovens under and cooker hood over. There is a built-in and concealed dishwasher, washing machine, fridge/freezer and larder cupboard. Inset ceiling spotlights.

LOUNGE



Double glazed bay window to front elevation and double glazed window to side. Stairs to first floor. Radiator. Inset ceiling spotlights.

BEDROOM FIVE/STUDY



Double glazed window to rear elevation. Radiator.

SHOWER ROOM



Double glazed window to rear elevation. Low level WC. Pedestal wash hand basin. Walk-in shower cubicle. Heated chrome towel rail.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE



Double glazed window to front elevation. Radiator. Access to eaves storage space which runs the full width of the property.

BEDROOM TWO



Double glazed window to front elevation. Access to eaves storage space.

BEDROOM THREE



Double glazed window to rear elevation. Radiator. Access to eaves storage space.

BEDROOM FOUR



Double glazed window to rear elevation. Radiator. Access to eaves storage space.

BATHROOM



Double glazed window to rear elevation. 'P' shaped shower/bath with shower unit over and shower screen. Low level close coupled WC. Pedestal wash hand basin. Tiled walls and floor. Heated chrome towel rail. Extractor fan. Inset ceiling spotlights.

OUTSIDE



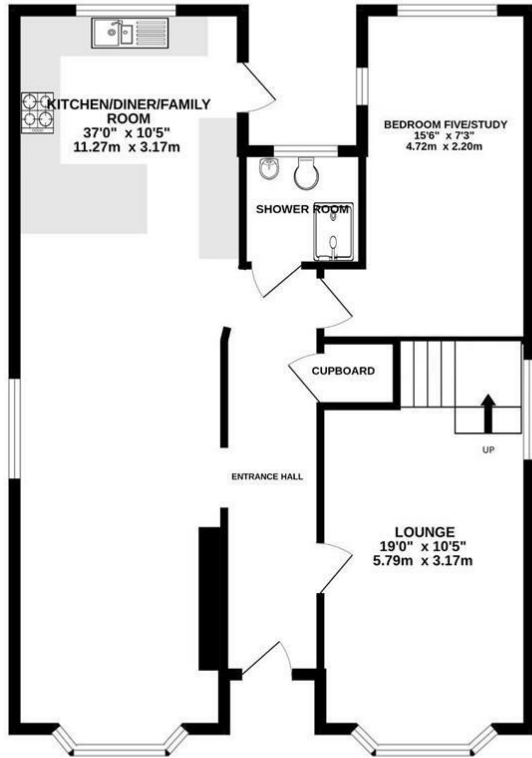
Off-road parking is available to the block paved driveway to the front of the property. Cast iron gates provide further secured driveway parking which in turn provides access to:

GARAGE: Accessible via up and over door.

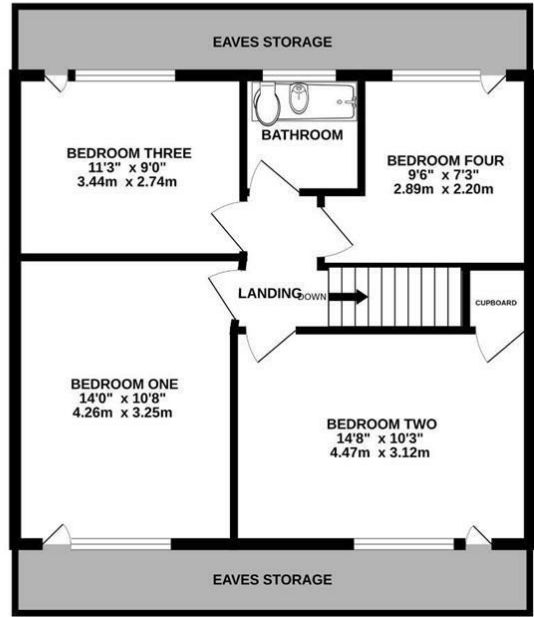
The rear garden has been landscaped to provide a patio area adjacent to the property with cast iron railings and steps leading to a lower large patio. Steps lead down to a further area which can be found mainly laid to lawn with laurel hedging and garden shed. The garden has gated side pedestrian access and is fence enclosed.

Floor Plan

GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



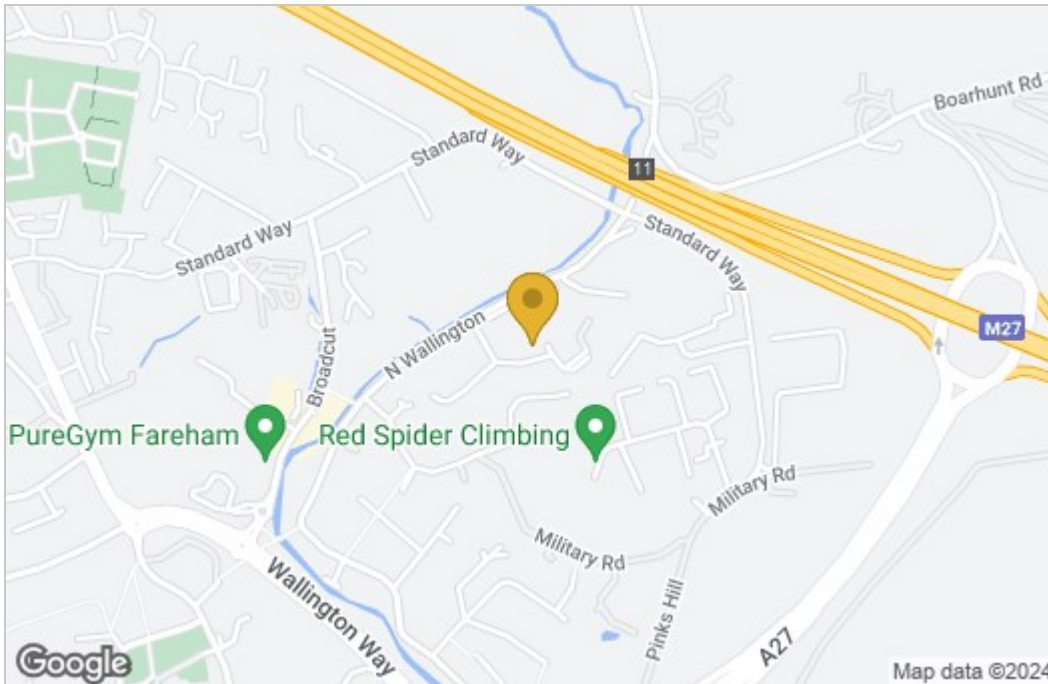
1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



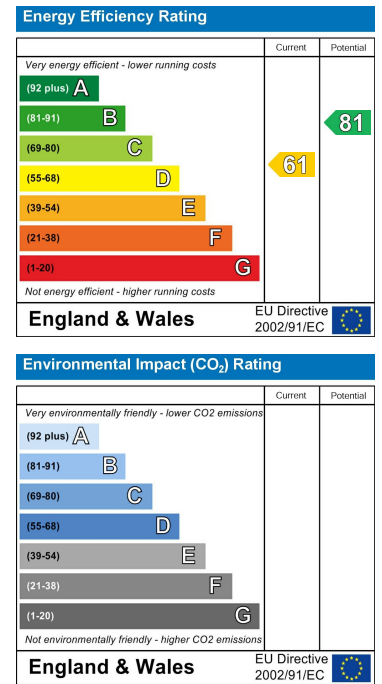
TOTAL FLOOR AREA : 1444 sq.ft. (134.1 sq.m.) approx.

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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