



**£375,000**  
**10 Hoylecroft Close**  
Fareham, PO15 6BT

## PROPERTY SUMMARY

We are delighted to present to the market this 3/4 bedroom semi-detached family home located within the quiet cul-de-sac of Hoylecroft Close. With an expansive total floor area of 102 square metres, the property briefly comprises to the ground floor an entrance porch, a large dining room that has potential to be a downstairs bedroom with an adjacent newly refurbished cloakroom/W.C, a spacious living room with a gas fire, a well-proportioned modern kitchen with access to the garden and a sunny aspect conservatory. The current owners have also converted the garage and created a work space and a separate store room, furthering the total living space. To the first floor you are welcomed up to the three good sized bedrooms and a modern fitted shower room with separate W.C. Externally, the south facing landscaped rear garden is a fantastic entertaining space with seating areas and to the front is a driveway for off road parking and a pretty front garden. Please contact our Fareham Office to book in a viewing.





**FRONT GARDEN**

**PORCH**

**LIVING ROOM** 14' 06" x 11' 0" (4.42m x 3.35m)

**KITCHEN** 11' 0" x 10' 06" (3.35m x 3.2m)

**CONSERVATORY** 11' 0" x 9' 09" (3.35m x 2.97m)

**STORE ROOM** 8' 11" x 8' 0" (2.72m x 2.44m)

**WORK SPACE** 8' 01" x 6' 08" (2.46m x 2.03m)

**DINING ROOM/BEDROOM** 13' 11" x 9' 09" (4.24m x 2.97m)

**CLOAKROOM/W.C**

**BEDROOM 1** 11' 02" x 11' 01" (3.4m x 3.38m)

**BEDROOM 2** 11' 10" x 8' 02" (3.61m x 2.49m)

**BEDROOM 3** 11' 02" x 8' 04" (3.4m x 2.54m)

**SHOWER ROOM**

**W.C**

**REAR GARDEN**





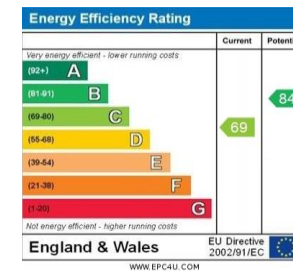
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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



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