



£850,000
1 Gracefields
Fareham, PO14 3AA

PROPERTY SUMMARY

No Forward Chain We are pleased to present to the market this spacious four bedroom detached family home located within the private close of Gracefields, Fareham. The accommodation boasts a large entrance hall, a living room with grand fire place, sunny conservatory, a snug, a WC, a study and a spacious kitchen/diner with utility room to the ground floor. Ascending the stairs to the first floor there are four double bedrooms of which three boast ensuite facilities also a separate family bathroom, the master bedroom benefitting a four piece ensuite. Externally, the rear wrap around south facing garden includes a decked and patio sitting area, a large double garage and driveway off road parking for multiple vehicles. Other benefits include double glazing, gas central heating. Please call our Fareham Office to book in a viewing.

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FRONT

ENTRANCE HALL

KITCHEN/DINER 25' 08" x 11' 03" (7.82m x 3.43m)

UTILITY ROOM

WC

STUDY 11' 09" x 5' 08" (3.58m x 1.73m)

SNUG 16' 01" x 9' 08" (4.9m x 2.95m)

LIVING ROOM 22' 0" x 14' 07" (6.71m x 4.44m)

CONSERVATORY 31' 08" x 13' 07 max" (9.65m x 4.14m)

LANDING

BEDROOM 1 14' 10" x 12' 10" (4.52m x 3.91m)

ENSUITE 8' 08" x 7' 10" (2.64m x 2.39m)

BEDROOM 2 14' 10" x 14' 02" (4.52m x 4.32m)

BEDROOM 3 10' 06" x 10' 05" (3.2m x 3.18m)

ENSUITE

BEDROOM 4 11' 09" x 8' 10" (3.58m x 2.69m)

BATHROOM 11' 10" x 7' 04" (3.61m x 2.24m)

REAR GARDEN

DOUBLE GARAGE 17' 06" x 16' 11" (5.33m x 5.16m)



LOCAL AUTHORITY
Fareham Borough Council

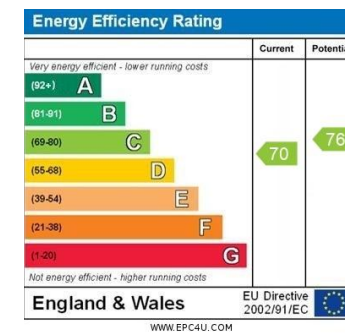
TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only



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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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



OFFICE ADDRESS
6 West Quay House, 20 West Street, Fareham, Hampshire, PO16 0LG

CONTACT
01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk