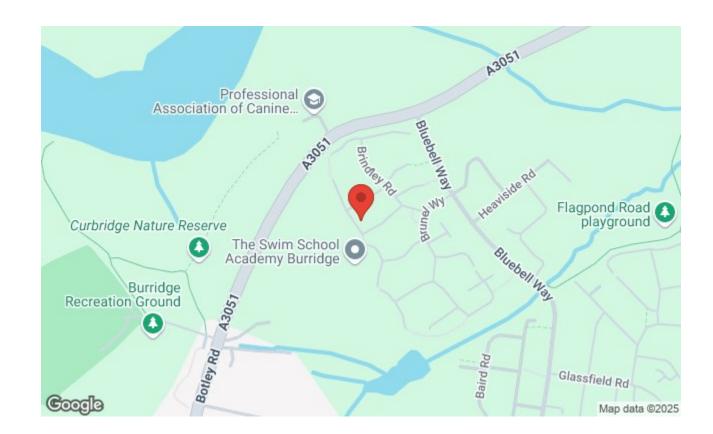
#### Armstrong Crescent, Whiteley, Fareham, PO15

Approximate Area = 1179 sq ft / 109.5 sq m Garage = 211 sq ft / 19.6 sq m Total = 1390 sq ft / 129.1 sq m For identification only - Not to scale Bedroom 4 10'4 (3.16) x 7'10 (2.38) Bedroom 2 11' (3.36) x 9'2 (2.80) 13' (3.97) Living Room 16'1 (4.91) into bay x 11'5 (3.49) max 10' (3.06) x 9'2 (2.79)

FIRST FLOOR

tioor plan produced in accordance with RICS Property Measurement 2nd Edition, accorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. roduced for Bernards Estate and Letting Agents Ltd. REF; 1264300

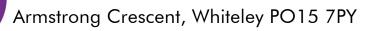
GROUND FLOOR



79 High Street, Fareham, Hampshire, PO16 7AX t: 01329756500



## Guide Price £485,000







# **HIGHLIGHTS**

CONTEMPORARY DETACHED HOUSE

FOUR GENEROUS BEDROOMS

ENSUITE AND FAMILY BATHROOM DRIVEWAY AND GARAGE

MODERN OPEN PLAN

KITCHEN/LOUNGE/DINER SEPERATE UTILITY ROOM

FACING ONTO HANGMANS COPSE

LANDSCAPED REAR GARDEN

UPGRADED QUARTZ WORKTOPS AND AMTICO FLOORING THROUGHOUT THE GROUND FLOOR

WALKING DISTANCE TO WHITELEY VILLAGE

This modern, contemporary-style four-bedroom home offers the perfect blend of comfort and sophistication. Built just four years ago, it remains under the new home warranty, providing peace of mind for its next owner. Situated at the edge of the development, the property enjoys a semi-rural feel, with beautiful views over the tranquil woodland of Hangmans Copse, creating an enviable and serene

A spacious driveway offers parking for two cars, along with the added benefit of a single garage. Step inside to discover a welcoming entrance hallway, leading seamlessly to the various living spaces. At the front of the house is a formal sitting room, complete with a charming bay window that floods the room with natural light. There is also a convenient downstairs W/C for added practicality.

To the rear of the home, you'll find a large, openplan kitchen, lounge, and dining area—an ideal space for socializing and entertaining guests. The sleek, modern kitchen is fitted with integrated appliances, creating a stylish and functional space

For added convenience, there is a separate utility room, keeping everyday chores neatly out of sight. The kitchen-diner also benefits from patio doors, leading out to the beautifully landscaped rear garden, allowing the outdoors to blend effortlessly with the living area.

Upstairs, the home features four generously sized bedrooms. The large master bedroom boasts fitted wardrobes and a luxurious shower room ensuite, offering a private retreat. Three further spacious double bedrooms share the well-appointed family bathroom, complete with a shower over the bathtub

The property has been meticulously maintained by the current owners, ensuring it is in show-home condition throughout. The rear garden has been thoughtfully landscaped, with a mainly lawned area and mature borders adding to its charm. A path leads to the bottom of the garden, where a private, cozy seating area provides the perfect spot to relax and enjoy the surroundings.

Call today to arrange a viewing 01329756500 www.bernardsestates.co.uk





## PROPERTY INFORMATION

LIVING ROOM 16'1" x 11'5" (4.91 x 3.49)

KITCHEN DINER 19'10" x 15'0" (6.06 x 4.58)

UTILITY ROOM 7'6" x 5'2" (2.29 x 1.59)

6'9" x 7'6" (2.07 x 2.29)

BEDROOM ONE 13'0" x 9'8" (3.97 x 2.95)

**ENSUITE** 7'4" x 4'7" (2.24 x 1.40)

**BEDROOM TWO** 11'0" x 9'2" (3.36 x 2.80)

BEDROOM THREE 10'0" x 9'1" (3.06 x 2.79)

BEDROOM FOUR 10'4" x 7'9" (3.16 x 2.38)

**BATHROOM** 7'0" x 7'9" (2.14 x 2.38)

GARAGE 19'8" x 10'8" (6.00 x 3.27)

#### **SOLICITORS**

Choosing the right conveyancing **PROTECTION** solicitor is extremely important to We have a team of advisors covering "conveyancing warehouse" style services can be very difficult to ignore avoid. A local, established and experienced conveyancer will safeguard your interests and get the through. job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local

#### **ANTI-MONEY LAUNDERING** (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A

**England & Wales** 

proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

#### **REMOVAL QUOTE**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a

#### **OFFER CHECK PROCEDURE**

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

### **BERNARDS MORTGAGE &**

ensure that you obtain an effective yet  $\alpha \, \text{II} \, \text{our offices}$ , offering  $\alpha$ cost-efficient solution. The lure of comprehensive range of mortgages supposedly cheaper on-line from across the market and various protection products from a panel of lending insurers. Our fee is but this is a route fraught with competitively priced, and we can help problems that we strongly urge you to advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling

If you're looking for advice on borrowing power, what interest rates knowledge and will provide a you are eligible for, submitting an personable service. Please ask a agreement in principle, placing the full member of our sales team for further mortgage application, and ways to protect your health, home, and income, look no further!

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