



## 117 The Keep

Portchester, Fareham, P016 9PR

Offers in excess of £525,000





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## Welcome to The Keep...

Tucked away in a quiet residential cul-de-sac, this detached family home is perfectly positioned to enjoy the picturesque shoreline, the historical walks around Portchester Castle and is within just a few minutes-walk of the thriving high-street which has a range of local amenities, independent shops and public houses to enjoy, after that scenic walk! Heavily extended against the original footprint, this sizeable home offers all the pockets of space a growing family require and viewing is advised to truly appreciate the space on offer.

Entering via the composite front door, you arrive in a large and bright hallway, which has stairs to all the ground floor rooms and stairs up to the first floor. There is a cloakroom under the stairs, which is fitted with a low-level WC and wash hand basin – the additional WC normally being high on buyer's list of requirements for a family home.

The kitchen breakfast room is situated at the front of the property with a double-glazed window to the front elevation with views over the green opposite the home, giving a feeling of space and pleasant outlook. The kitchen is a fantastic size with a plethora of fitted wall and base units providing exceptional storage solutions, with roll-edge work surfaces over and an inset sink and drainer. There is space and plumbing for a range of appliances including a large range oven and American fridge freezer. The laundry appliances are housed separately in the utility room – meaning even more kitchen storage and room for a breakfast table or even a breakfast bar if you would like! The room is finished with modern spot-lighting, tiled splashbacks and tiled flooring.

The lounge is peaceful and cosy and occupies a position at the rear of the property, which has since been extended by the owners, to provide a wonderful L-shaped lounge diner and sizeable entertaining space. There are double glazed windows and doors on to the garden, flooding the whole room with light and giving you options to open up the space and allow the garden to flow indoors. The room is currently accommodating two large sofas, dining table and arm-chairs showing the flexibility and space on offer.

If the big lounge diner wasn't enough, the garage has been innovatively converted to provide another lounge, kid's den, office or playroom – meaning the lounge can be truly a tranquil space free from toys! There is a double-glazed window to the front, power sockets and room for a sofa or desk, there is also a door through to the utility room. This is another space that has been created from what used to be the garage and I think all Mum's will agree a utility room is so handy! This room has more work-top space with space and plumbing under for laundry appliances such as a washing machine and tumble dryer. There is also another UPVC door on to the garden from here.

On the first floor, there are four well-proportioned bedrooms (each with their own window to the respective elevation) and two bathrooms, one of those being en-suite to Master... all off a spacious hallway with a double-glazed window to the rear elevation, again allowing lots of light in.

The family bathroom has been replaced within the last few years to create a large, stylish shower-room with a double walk-in shower cubicle but there is room to refit a bath if you would prefer. There is also a vanity

sink and low-level flush WC and finished with Moroccan-style tiled floor.

The Master Bedroom is a large room, complete with fitted wardrobes, and a door to the en-suite. Again, this is fitted with a large shower cubicle, low-level flush WC and vanity sink. Bedrooms two and three both easily accommodate double beds and wardrobes, or room for bunk beds! The fourth bedroom is still a reasonable size for a child's room or of course, a home office.

Externally the property benefits from a low-maintenance and cosy enclosed rear garden, which is largely laid to patio providing a nice sized seating area to soak up the rays. There is also a section laid with artificial turf for the kids to play – that is if you aren't making use of the open green space, just steps away from the front door.

At the front, the property has off-road parking for at least two vehicles on a block-paved driveway with dropped kerb. There is a section which has been left laid with artificial turf to add curb-appeal but that would also lend itself to more parking if required.

The property benefits from a warm-air heating system, controlled by thermostats and the boiler for this system was replaced within the last 18 months.

Viewings are via appointment only, however these are available 7 days a week with pre-booking.



## Road Map



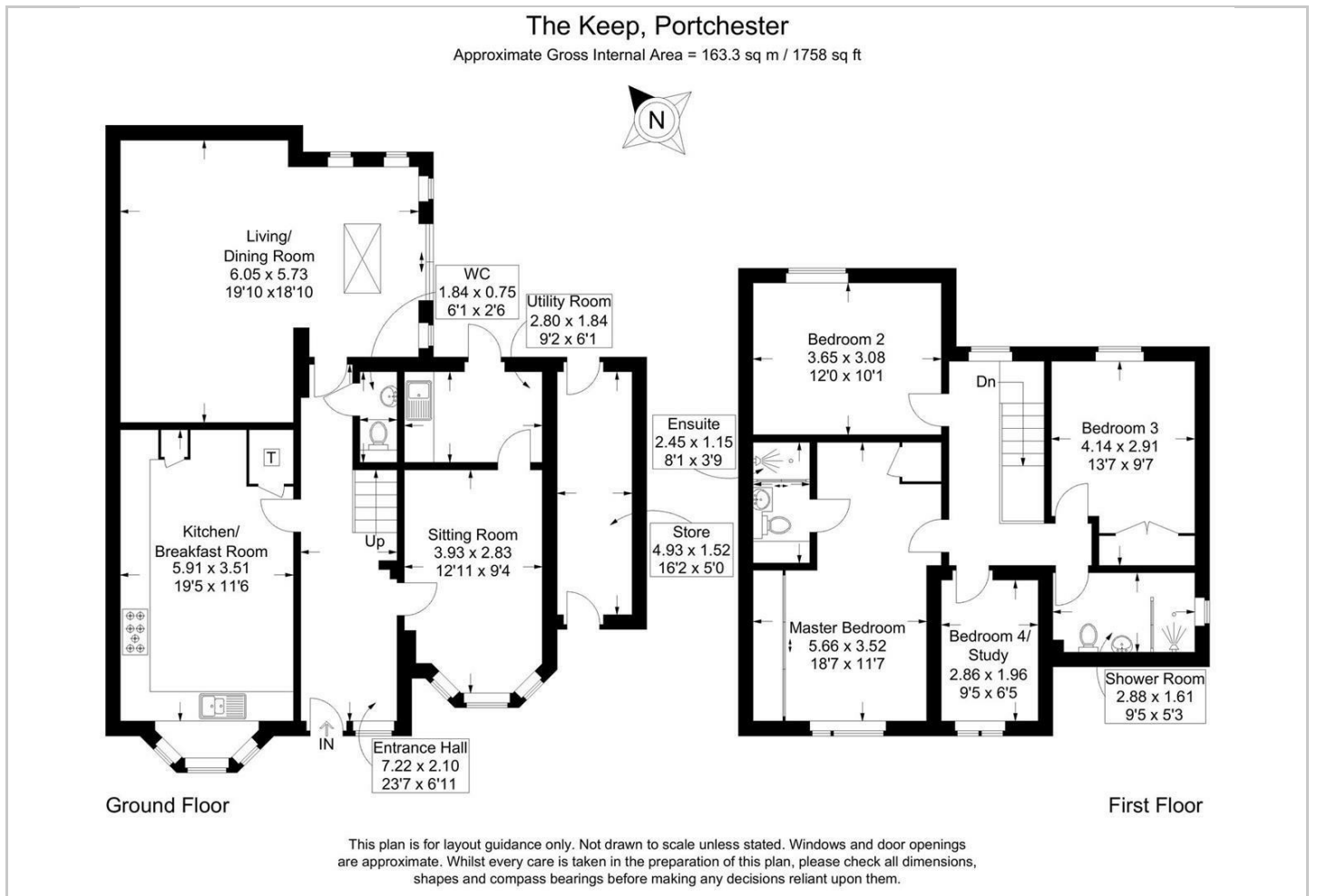
## Hybrid Map



## Terrain Map



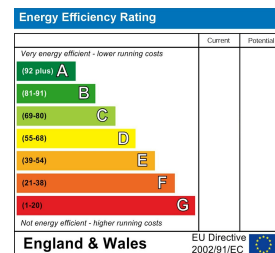
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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