



17 Kingfishers

Fareham, PO16 8ND

Offers in the region of £305,000



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Nestled in a peaceful cul-de-sac within the highly sought-after Kingfishers development in Fareham, this charming three-bedroom home offers a wonderful balance of modern living, generous space, and a truly welcoming atmosphere. With two allocated parking spaces – one to the front and another conveniently positioned to the rear – plus further on-street parking nearby, this property immediately sets itself apart as a practical yet stylish home, ideal for families, first-time buyers, or those looking to settle in a desirable location.

On arrival, the property presents a neat and inviting frontage, with a dedicated parking space outside the front. To the rear, double garden gates with a dropped kerb provide access to a second private parking space within the garden, while additional parking is available along “The Peregrines” roadway. A separate porch at the entrance is both practical and welcoming, offering space to hang coats, store boots, and house the electrical fuse boxes.

Step inside and you are welcomed into a bright and spacious kitchen-diner, the true heart of the home. Open plan in design, this room offers ample space to comfortably accommodate up to 10 diners – making it ideal for family gatherings, dinner parties, or casual breakfasts. The kitchen was supplied by Howden Kitchens and is both stylish and highly functional, with a generous range of cupboards and thoughtful storage solutions. Integrated appliances include a dishwasher and fridge-freezer, while the Cannon gas cooker is free-standing. Beneath the worktop peninsula, concealed behind two large cupboard doors, there is space and plumbing for a freestanding washing machine and tumble dryer. A full-height pull-out

cupboard provides further storage for dry food, while the double sink with mixer taps is perfectly positioned beneath a front-facing window. To complete the social feel of the space, two swivel bar stools sit neatly at the peninsula, offering the ideal spot for casual dining.

The dining area, enhanced by a large front-facing window, feels open and airy, making it a delightful space to entertain friends and family. From here, a doorway leads into the generously sized living room, which is well-lit with multiple windows and serves as the central hub for day-to-day living. The central heating controller is conveniently positioned here for easy access. Extending the living space further is an attached double-glazed conservatory, complete with under-shelf mood lighting – a versatile room that can be enjoyed year-round. Double doors from the conservatory open out onto the low-maintenance rear garden, which has been thoughtfully designed with AstroTurf, a lockable shed, and a garden hose connection. The double garden gates are operated from within the garden, providing secure access to the rear parking bay.

Upstairs, the property continues to impress. There are two good-sized double bedrooms, each benefitting from built-in mirrored wardrobes with lighting, providing ample storage while reflecting natural light around the rooms. A third bedroom, also a double, offers versatility as a child’s room, nursery, study, or hobby space. The family bathroom is fitted with a bath, basin, and over-bath shower, all plumbed into the efficient Vaillant combi boiler (housed in the airing cupboard on the landing). The boiler has been regularly serviced by a Gas Safe Vaillant engineer, ensuring peace of mind for the next owners.

The loft space provides an additional storage space with electric lighting, insulation, and boarding.

Externally, the property offers not only practicality but lifestyle appeal. The landscaped rear garden is designed for easy upkeep, while still offering a pleasant outdoor retreat. Meanwhile, the location is superb: just a two-minute walk to Aviary Field and the picturesque Fareham Creek Trail, perfect for dog owners or those who enjoy weekend walks. The Cams Hall Estate is also nearby, offering scenic surroundings right on your doorstep. Families will appreciate the highly regarded Wicor Primary School and Cams Hill Secondary School catchments, while commuters benefit from easy access to major road links and Fareham town centre.

Practical considerations include gas-fired central heating, double glazing, two private parking spaces, and no onward chain, ensuring a smooth and straightforward purchase.

Altogether, this is a home that combines space, light, and a well-considered layout with a fantastic location. Whether you are looking to upsize, downsize, or secure your first family home, this property at

Kingfishers offers not only a house, but a lifestyle – one that balances modern convenience with a welcoming community feel.



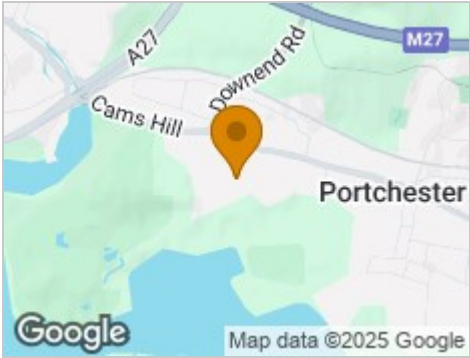
Road Map



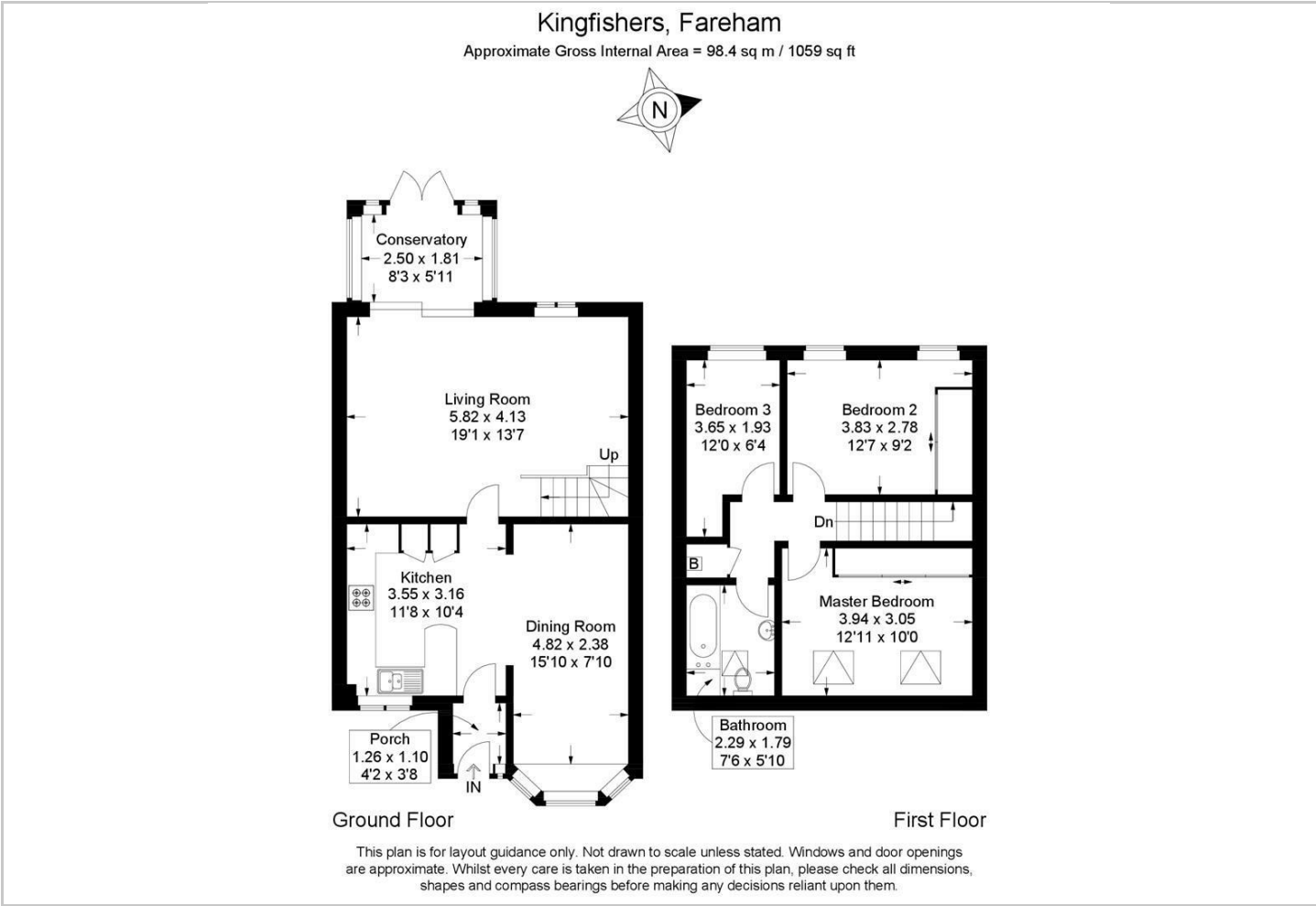
Hybrid Map



Terrain Map



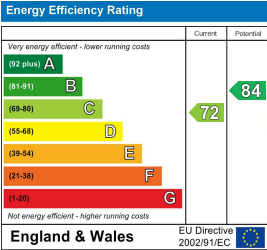
Floor Plan



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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