



55 The Hurdles, Fareham

Fareham

Offers Over £450,000



55 The Hurdles

Fareham, Fareham

- Three-bedroom detached family home situated on a prime corner plot in the sought-after location of Titchfield Common
- Impressive 27 square meter ground floor extension featuring an open-plan kitchen and family area with vaulted ceilings, anthracite bi-fold doors,
- Contemporary kitchen fitted in 2020 with integrated Bosch and AEG appliances, wrap-around white quartz worktops with a peninsula breakfast bar, and Wren kitchen units
- Spacious living room with Herringbone Karndean flooring and bi-fold doors leading to a separate dining room
- Stylish bathroom refitted in 2020 featuring a bubble jet bath, rainfall shower, integrated furniture, marble-style tiles, and a striking herringbone tile feature wall
- Charming rear garden siding onto a lightly wooded area, with two patio areas perfect for outdoor dining and entertaining
- Driveway parking and an integrated garage

Introducing an immaculately presented three-bedroom detached family home, expertly refurbished and extended by the current owners, and occupying a prime corner plot in the sought-after location of Titchfield Common. This beautiful property showcases a stunning 27 square meter ground floor extension that creates an impressive kitchen and family area, complete with a high-quality kitchen, open vaulted ceiling, and bi-fold doors that flood the space with natural light. The accommodation is further enhanced by a separate utility room, a dedicated dining room, and a cosy living room, offering versatility and ample living space for a growing family. Additional features of this charming home include a ground floor cloakroom, an integrated garage, and driveway parking, ensuring both convenience and comfort.

GROUND FLOOR

As you step through the front door of this beautifully presented home, you are welcomed into an entrance porch, which offers access to a recently refitted ground floor cloakroom. Moving through, the tastefully decorated living room exudes comfort and style, with ample space to accommodate large, modern furniture. The room is enhanced by the warmth and elegance of Herringbone Karndean flooring, creating a cosy yet contemporary feel. The living room is separated from the dining room by stylish bi-fold doors, allowing for flexible living options and an easy flow between the spaces. The heart of the home is undoubtedly the impressive extension, which is bathed in natural light thanks to the striking anthracite bi-fold doors and a custom three-meter triangular window above. The extension also features vaulted ceilings with Velux windows, creating a sense of openness and grandeur. Complemented by LED lighting, this area is both practical and aesthetically pleasing. The extension includes a dedicated seating and additional TV area, making it a perfect spot for relaxation and entertainment. The kitchen, fitted in 2020, is a chef's dream. It boasts high-quality integrated appliances, including a Bosch five-ring induction hob, an AEG fridge and freezer, an AEG dishwasher, an AEG extractor, and a Zanussi double oven. The sleek wrap-around white quartz worktop with a peninsula breakfast bar and waterfall end, upstands, and splashback adds both functionality and style. The kitchen is fitted with Wren units that offer ample storage and a contemporary finish. This space seamlessly opens into the dining room, providing a fluid transition for entertaining and family gatherings. Additionally, a personal door leads conveniently into the integrated garage. Beyond the kitchen, the utility room is both practical and thoughtfully designed, featuring space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

The first floor offers three well-appointed bedrooms, each thoughtfully designed with fitted wardrobe space to maximise storage. The first and second bedrooms are generously sized, comfortably accommodating double beds, making them ideal for use as the master and a spacious guest room. The third bedroom, provides a versatile space that would make an excellent single bedroom, nursery, or home office, catering to a variety of needs. The bathroom, refitted in 2020, is a luxurious retreat that perfectly balances style and functionality. It features integrated furniture that ensures a sleek and modern look, while practical storage solutions keep essentials neatly tucked away. The centrepiece of the bathroom is the bubble jet bath, offering a spa-like experience at home. The rainfall shower adds to the indulgence. The room is beautifully finished with marble-style tiles that lend a timeless elegance, complemented by a striking herringbone tile feature wall that adds depth and visual interest.

OUTSIDE

Set on a desirable corner plot, the property offers both curb appeal and practicality, with driveway parking leading to an integrated garage that provides secure storage. The rear garden is a tranquil haven that benefits from siding onto a lightly wooded area, offering a sense of privacy and a natural backdrop. The garden is thoughtfully designed with two distinct patio areas, perfect for outdoor dining or entertaining. Side access to the garden adds convenience.

SITUATION & AMENITIES

This property enjoys a prime location in Titchfield Common. It benefits from the tranquillity of the surroundings while still being conveniently located near local amenities. Titchfield and Fareham are within easy reach, offering a wide range of shops, restaurants, and leisure facilities. The area is well-served by reputable schools, including the esteemed St. John The Baptist C of E Primary School and the popular Brookfield Community School. Excellent transport links, including proximity to junction 9 of the M27, provide easy access to Southampton, Portsmouth, and the M3.

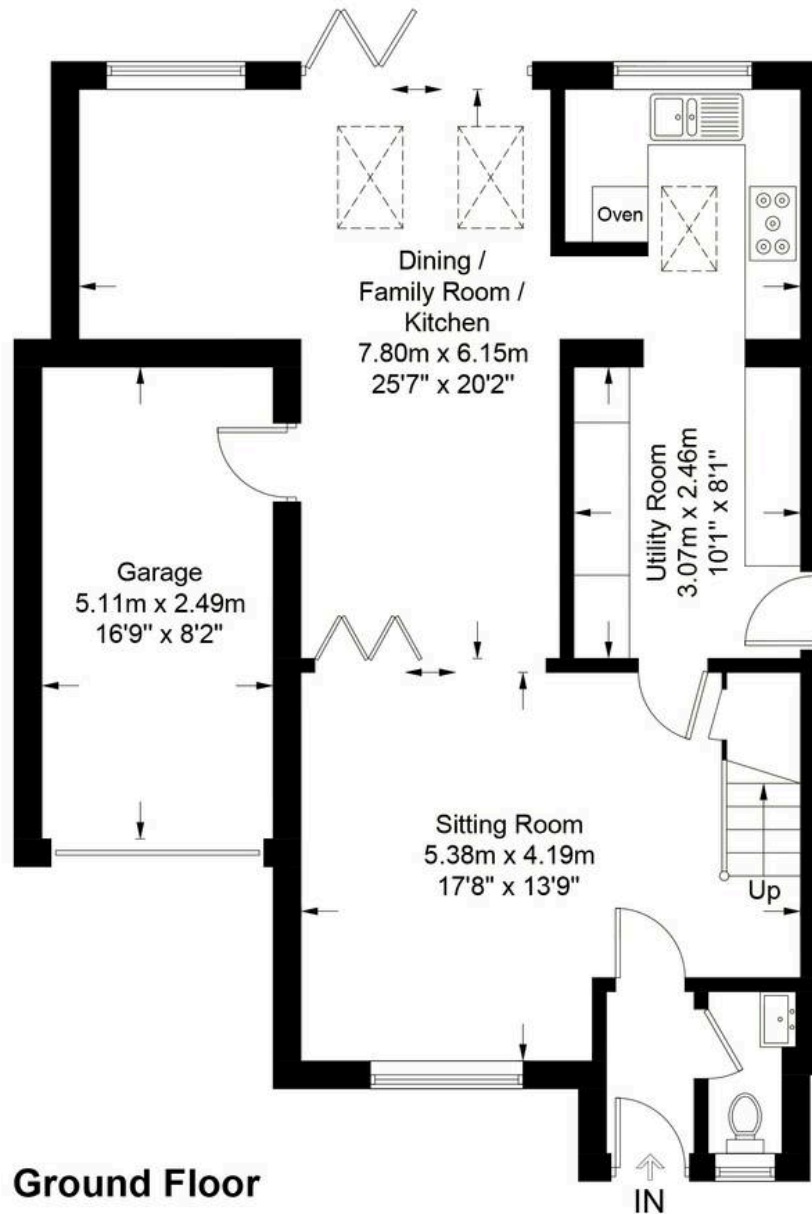
AGENTS NOTES

The property benefits from UPVC double glazing and gas central heating. EPC rating C. Council tax band D.

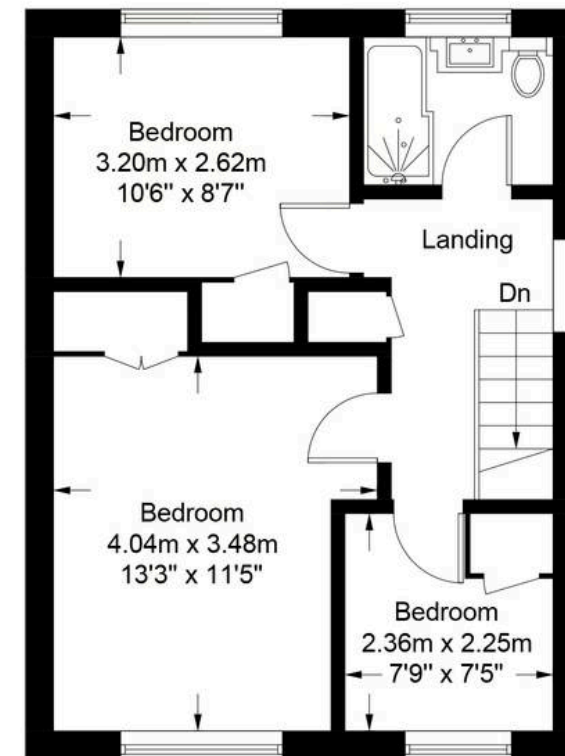




Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft
(Including Garage)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.