

£695,000

North Wallington, Fareham, PO16 8TJ



- Five Bedrooms
- Modern Kitchen/Diner
- Split Level Mezzanine
- Lounge
- Utility Room & Separate Cloakroom
- Two Bathrooms
- Double Glazing
- Gas Central Heating
- Ample Parking
- Enclosed Rear Garden & Front Courtyard
- Versatile Annex Living
- Energy Efficiency Rating: D/62

Property Reference: P1911

Council Tax Band: F

Floor Plans (For illustrative purposes and not drawn exactly to scale)



The Accommodation Comprises:-

Double glazed front door with glazed panels inset into:

Entrance Hall:-

Storage cupboard, deep walk-in airing cupboard housing Vaillant gas central heating boiler, further coat cupboard, glazed glass block window to kitchen, tile effect laminate flooring and flat ceiling. Entryway to:

Kitchen/Diner:-

26' 1" x 11' 6" (7.94m x 3.50m) Maximum Measurements



Kitchen Area:-

Double glazed window to side elevation, glazed windows to rear mezzanine, modern range of matching fitted soft close base and eye level units, wooden work surfaces and breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, partly tiled walls, range cooker (to remain), space for tall fridge/freezer, large larder style cupboard, stairs to mezzanine level, radiator, tile effect laminate flooring and flat ceiling. Walkway to:



Dining Area:-

11' 6" x 7' 9" (3.50m x 2.36m)

Double glazed window to front elevation, space for table and chairs, radiator, built-in bookcase (to remain), door to annex, continuation of tile effect laminate flooring and flat ceiling.



Bedroom Four:-

8' 11" x 7' 2" (2.72m x 2.18m)

Full width double glazed window to front elevation, radiator and flat ceiling.

Bedroom Two:-

12' 11" x 7' 11" (3.93m x 2.41m)

Full width double glazed window to front elevation, modern vertical radiator, built-in wardrobe cupboard and flat ceiling.



Bathroom:-

6' 4" x 5' 3" (1.93m x 1.60m)

Obscured double glazed window to side elevation, modern white suite comprising: panelled bath with mixer tap and hand held shower attachment, further shower unit over, shower screen, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern and shelf over, partly tiled, part waterproof shower wall, wall mounted full width mirror and chrome heated towel rail.

Bedroom Three:-

10' 7" x 11' 0" (3.22m x 3.35m)

Double glazed window to rear elevation overlooking the garden and radiator.



Mezzanine Sun Lounge:-

17' 4" x 8' 3" (5.28m x 2.51m)

Full width double glazed patio doors and windows above overlooking and accessing the rear garden, tiled floor, radiator, stairs to lounge and original wooden ceiling, Door to:



Inner Lobby:-

4' 10" x 4' 9" (1.47m x 1.45m)

Door to cloakroom, storage area and flat ceiling. Further door to:

Utility Room:-

11' 11" x 8' 3" (3.63m x 2.51m)

Twin double glazed windows to rear elevation overlooking the garden, modern range of matching fitted base and eye level units, wooden worksurfaces, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, storage cupboard and flat ceiling.

Cloakroom:-

5' 5" x 3' 0" (1.65m x 0.91m)

Obscured double glazed window to front elevation, wash hand basin with tiled splashback and cupboard below, low level WC and flat ceiling.

First Floor Accommodation:-

Lounge:-

27' 2" x 17' 4" (8.27m x 5.28m) L-Shaped, Maximum Measurements

Triple aspect room with full width double glazed window to front elevation, window to side and views over the mezzanine level to rear garden, TV aerial point, two radiators, log burner on raised tiled area (untested), floor to ceiling shelving unit (to remain) and original wooden ceiling. Door to:



Bedroom One:-

12' 8" x 9' 0" (3.86m x 2.74m) Plus Wardrobe Area

Dual aspect with full width double glazed window to front elevation, further double glazed window to side, frosted mirror fronted sliding doors to built-in wardrobe unit with storage above, radiator and flat ceiling.



Annex Area:-

Hallway:-

Return staircase to first floor, under stairs storage cupboard, radiator, tile effect laminate flooring, mains power smoke detector, deep walk-in storage cupboard with double glazed window to front, meters and wooden shelving, further modern vertical radiator to half landing with original teak wood floor and double glazed door giving private access to side.

Bathroom:-

8' 3" x 6' 5" (2.51m x 1.95m)

Obscured double glazed window to side elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, wall mounted wash hand basin, waterproof shower wall, chrome heated towel rail and wall mounted mirror fronted medicine cabinet (to remain).



First Floor Landing:-

Original wooden ceiling and mains powered smoke detector. Door to:

Lounge:-

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed window and double opening patio doors with Juliet balcony overlooking the rear garden, radiator, phone point and original wooden ceiling. Door to:



Kitchen:-

8' 4" x 5' 1" (2.54m x 1.55m)

Double glazed window to side elevation, range of base units, roll top work surfaces, space for cooker, space and plumbing for sink, radiator, storage cupboard and door to large walk-in storage area with double glazed window to side elevation.

Study/Storage:-

6' 5" Into Cupboard x 4' 7" (1.95m x 1.40m) Maximum Measurements

Double glazed window to front elevation, power and light connected, sliding doors to built-in cupboard and original wooden ceiling.

Bedroom Five/Annex Bedroom:-

10' 6" x 7' 10" (3.20m x 2.39m) Plus Wardrobe

Full width double glazed window to front elevation, radiator, mirror fronted sliding doors to wardrobe unit, floor to ceiling mirror (to remain) and original wooden ceiling.



Outside:-

Shingle area to front for parking, security lights, trees and hedging for privacy, side wooden gate gives access to annex front door and further wooden gate gives pedestrian access to rear garden. Wrought iron gate gives access to:



Courtyard Garden:-

Enclosed, generous size, patio area, water tap, wooden shed (to remain), shaped hedging and bush, mainly laid to lawn, raised area with space for table and chairs for socialising and entertaining purposes, flower bed and mature trees for privacy.



Rear Garden:-

Enclosed, generous size, patio area, water tap, wooden shed (to remain), hedging, mainly laid to lawn, raised area with space for table and chairs for socialising and entertaining purposes, flower bed and mature trees for privacy.



Agents Note:-

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