

Enjoying a convenient cul-de-sac location in Whiteley close to local shops and amenities, this spacious three double bedroom detached family home with three reception rooms benefits from an ensuite facility, conservatory and off road parking.

The Accommodation Comprises:-

Covered porch with outside light and cloak hanging space. Front door with glazed panel inset into:

Entrance Hall:-

Stairs to first floor, smoke detector.

Lounge:- 13' 4" x 10' 5" (4.06m x 3.17m) Maximum Measurements

Double glazed window to front elevation, wood floor, long-line radiator, door to under-stairs storage cupboard.

Dining Room:- 9' 4" x 7' 8" (2.84m x 2.34m)

Coving to flat ceiling, wood floor, long-line radiator, double glazed French doors giving access to:

Conservatory:- 8' 10" x 7' 7" (2.69m x 2.31m)

Double glazed windows to side and rear elevations, polycarbonate ceiling, double glazed casement door giving access to garden.

Family Room:- 14' 7" x 7' 10" (4.44m x 2.39m)

Double glazed window to front elevation, flat ceiling, radiator, sliding doors to storage cupboard.

Kitchen:- 9' 5" x 8' 11" (2.87m x 2.72m)

Double glazed window to rear elevation, flat ceiling, smoke detector, range of base and eye level units with roll top work surfaces, circular wash hand basin, integrated oven, hob with extractor hood over, space for dishwasher, door to:

Utility Room:- 5' x 4' 10" (1.52m x 1.47m)

Continuation of tiled floor, coving to flat ceiling inset spot lighting, space for fridge freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, obscured double glazed door to side and rear, door to:

Cloakroom:

Obscured double glazed window, chrome heated towel rail, tiled floor, continuation of tiled floor, close coupled WC, wash hand basin.

First Floor Landing:- Access to loft, coving to flat ceiling, airing cupboard with cylinder tank and shelves.

Bedroom 1:- 12' 8" x 8' 8" (3.86m x 2.64m) Maximum Measurements

Double glazed window to rear elevation, coving to flat ceiling, radiator, wood laminate floor, fitted wardrobes, door into:

Ensuite Shower Room:- 8' 4" x 7' 11" (2.54m x 2.41m) Maximum

Obscured double glazed window to front elevation, coving to flat ceiling inset spot lighting, tiled floor, close coupled WC, wash hand basin, shower cubicle, radiator, extractor fan.

Bedroom 2:- 10' 5" Plus Recess x 8' 7" (3.17m x 2.61m)

Double glazed window to front elevation, coving to flat ceiling, fitted wardrobe unit, over-stairs storage cupboard, radiator, wood laminate floor.

Bedroom 3:- 9' 10" x 7' 6" (2.99m x 2.28m) Maximum Measurements

Double glazed window to rear elevation, coving to flat ceiling, radiator, mirror fronted wardrobe unit.

Bathroom:- 6' 6" x 5' 6" (1.98m x 1.68m)

Obscured double glazed window to rear elevation, coving to flat ceiling, close coupled WC, panelled bath, wash hand basin, extractor fan.

Outside:-

Driveway to the front for off road parking, front lawn, shingled area with some shrubs to the borders. Wooden gate gives access to storage at the side, pedestrian access can be gained to the rear via another wooden gate. The rear garden is enclosed by fence panels and laid mainly to lawn with patio area, water tap, wooden decking with pergola, garden cabin room.

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band D

Tenure: - Freehold

Property Type: -House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

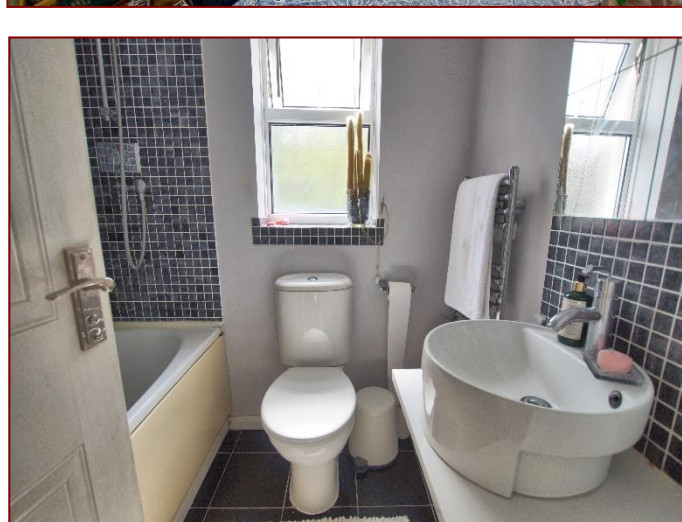
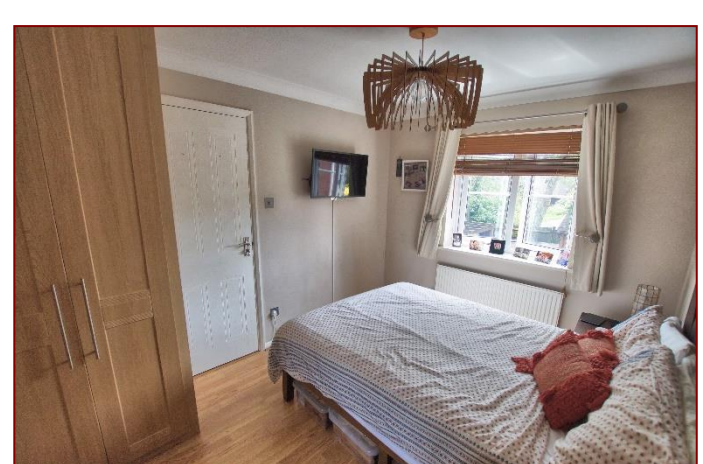
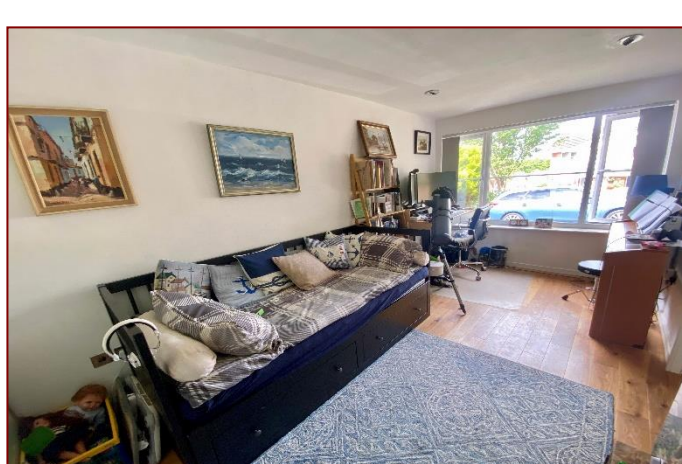
Broadband - Broadband connected and supplied by Virgin. Average available speed for this Postcode of 1130MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

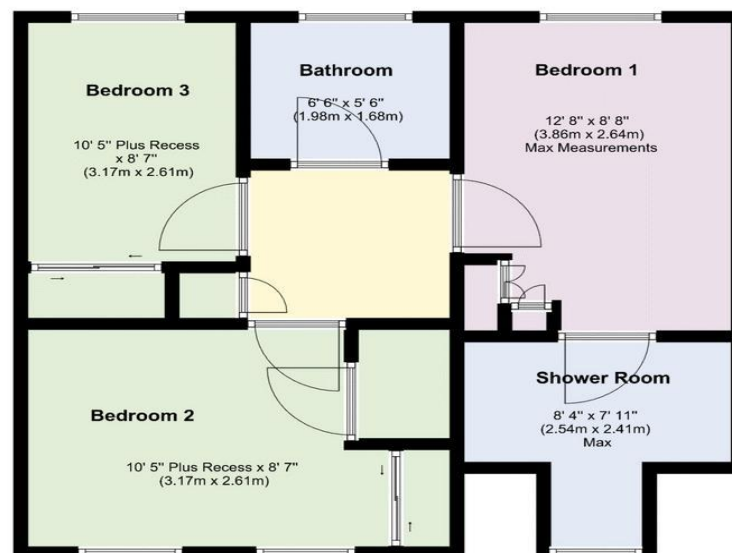
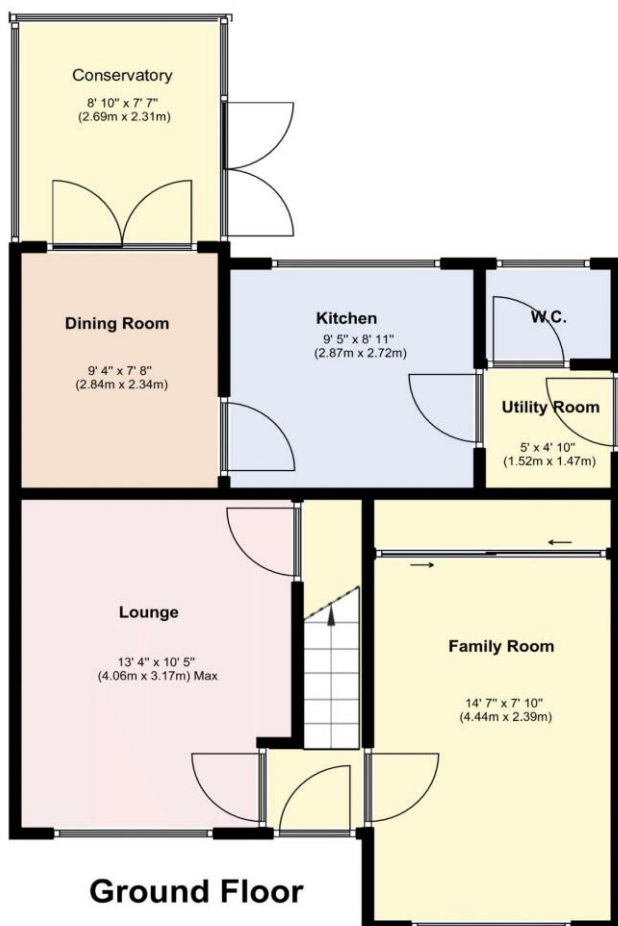
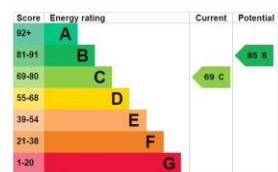
Mobile signal: Mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway

Flood Risk: - Very low risk. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor





Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£439,995

9 Defoe Close, Whiteley, Hampshire, PO15 7JF

Fenwicks - Fareham Office: 01329 285500 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT