

**Five double bedroom detached house with stunningly presented living accommodation, refitted kitchen, ensuite shower room and parking for numerous vehicles.**

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, radiator with cabinet over, door to:

**Cloakroom:-**

Obscured double glazed window to side, close coupled WC, wash hand basin with mixer tap inset vanity unit, tiled with extractor.

**Lounge:- 14' 1" x 11' 7" (4.29m x 3.53m)**

Lounge with double glazed windows to front elevation, double radiator, arch and door to under-stairs storage.

**Dining Area 12' x 9' 5" (3.65m x 2.87m)**

Long-line radiator, flat ceiling with lighting inset, sliding patio doors onto conservatory.

**Kitchen:- 13' 11" x 9' 5" (4.24m x 2.87m)**

Double glazed window to rear elevation, range of base and eye level units with roll top work surfaces, one and a half bowl sink unit with mixer tap, gas hob with splash-back, concealed extractor, recess for dishwasher, washing machine, tumble dryer, Zanussi split level double oven and grill, long-line refrigerator, freezer, flat ceiling with lighting inset, obscured glazed door giving access to outside.

**Family Room:- 13' 1" x 10' 8" (3.98m x 3.25m)**

Double glazed windows and sliding patio doors, radiator.

**Bedroom 5:- 12' x 7' 8" (3.65m x 2.34m) Maximum Measurements**

Double glazed window to side, double radiator, flat ceiling, fitted wardrobe unit with central mirror.

**First Floor Landing:-**

Access to loft, smoke detector.

**Bedroom 1:- 12' 5" x 10' 8" (3.78m x 3.25m) Maximum Measurements**

Double glazed window to front elevation, radiator, fitted wardrobe units with mirror fronted doors, fitted wall units with cabin cupboards over bed recess, door to:

**Ensuite Shower Room:- 4' 11" x 4' 2" (1.50m x 1.27m)**

Close coupled WC, wash hand basin inset vanity unit, corner shower cubicle, tiled with complimentary floor tiling, twin shower head over shower, flat ceiling with lighting and extractor inset, radiator, shaver socket.

**Bedroom 2:- 12' 2" x 8' (3.71m x 2.44m)**

Double glazed window to front elevation, radiator, over-stairs fitted wardrobe, flat ceiling.

**Bedroom 3:- 9' 3" x 8' (2.82m x 2.44m)**

Double glazed window to rear elevation, radiator, flat ceiling, fitted wardrobe unit, wall mounted gas central heating boiler.

**Bedroom 4:- 11' x 9' (3.35m x 2.74m)**

Double glazed window to rear elevation, radiator, flat ceiling.

**Family Bath and Shower Room:- 8' 1" x 5' 11" (2.46m x 1.80m)**

**Maximum Measurements**

Obscured double glazed window, close coupled WC with concealed cistern, wash hand basin with mixer tap, shower cubicle, spa bath with mixer tap and hand shower attachment, tiled with wall mounted radiator, flat ceiling with lighting and extractor inset.

**Outside:-**

Wide block paved driveway with parking for numerous vehicles, shrubs to the borders, wooden gate gives pedestrian access either side of the property with covered walkway to the rear garden with full width patio, shingled area, shed to the side of the property, wooden gate gives pedestrian access to the green beyond, outside power. Solar panels.



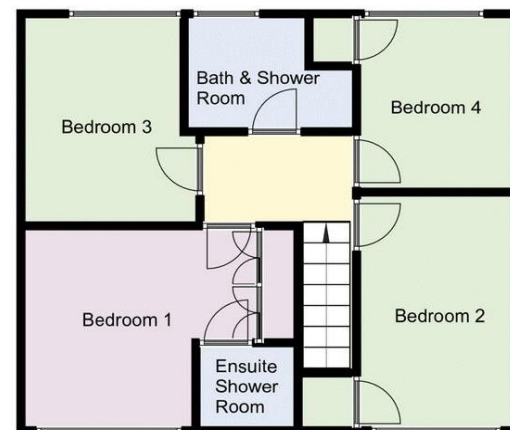
**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band E  
Tenure: - Freehold  
Property Type: - Detached House  
Property Construction: - Traditional  
Electricity Supply: - Mains  
Gas Supply: - Mains  
Water Supply: - Mains  
Sewerage: - Mains  
Heating: - Central Heating and Solar Panels (leased)  
Broadband - Broadband connection to the property is unknown. Average available download speed for this Postcode of 1800Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>  
Parking: driveway  
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

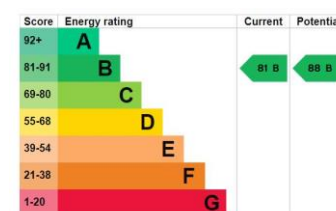
Fenwicks Estate Agent has further information as provided by current vendor



Ground Floor



First Floor



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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.

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£485,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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