

**Situated in this most sought after location in north Fareham, this five double bedroom detached house has been extended and offers spacious living accommodation, a delightful enclosed rear garden and a driveway for parking numerous vehicles.**

**The Accommodation Comprises:-**

Obscured double glazed front door into:

**Entrance Porch:- 11' x 4' 1" (3.35m x 1.24m)**

Tilled floor, double glazed window to front elevation, obscured double glazed door into:

**Entrance Hall:- 20' 2" x 9' 4" (6.14m x 2.84m) Maximum Measurements**

Stairs to first floor, under-stairs cupboard, cloak hanging space, radiator, door into:

**Cloakroom:-**

Obscured glazed window to front elevation, textured ceiling, tiled floor, chrome heated towel rail, close coupled WC with concealed cistern, wash hand basin inset vanity unit, shower cubicle, shower rail and curtain.

**Sitting Room:- 13' 11" x 12' 1" (4.24m x 3.68m)**

Double glazed window to front elevation, radiator, textured ceiling.

**Lounge:- 13' 11" x 9' 11" (4.24m x 3.02m)**

Textured ceiling with wooden beams, fireplace, radiator.

**Dining Room:- 14' 1" x 9' 2" (4.29m x 2.79m)**

Textured ceiling with wooden beams, double glazed casement door giving side access to the rear garden, sliding doors giving access to:

**Conservatory:- 11' 9" x 8' (3.58m x 2.44m)**

Double glazed windows to side and rear elevations, sliding door giving access to rear garden, wall lights, blinds.

**Kitchen:- 13' 1" x 11' 6" (3.98m x 3.50m) Maximum Measurements**

Double glazed window to rear elevation, textured ceiling, tiled floor, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, breakfast bar, radiator, serving hatch into lounge. oven and grill, hob with extractor hood over, space and plumbing for dishwasher, space for fridge, radiator, glazed door into:

**Outer Lobby:-**

Obscured glazed door giving access to rear garden.

**Utility Room:- 7' 8" x 4' 7" (2.34m x 1.40m)**

Windows to side and rear elevations, Butler sink, shelving, space and plumbing for electrical appliances.

**Garage:- 18' 1" x 8' 5" (5.51m x 2.56m)**

Up and over door, windows to side elevation, power and light connected, fuse box and meters, solar panel monitoring system, shelving.

**Half Landing:-**

Double glazed window to side with secondary glazing. Stairs to first floor.

**First Floor Landing:-**

Access to loft, cupboard with shelves.

**Bedroom 1:- 13' 11" x 12' 1" (4.24m x 3.68m)**

Double glazed window to front elevation with fitted bedroom furniture, radiator, shelving.

**Bedroom 2:- 14' x 9' 2" (4.26m x 2.79m)**

Double glazed window with secondary glazing, textured ceiling, radiator.

**Bedroom 3:- 10' 3" x 9' 11" (3.12m x 3.02m)**

Double glazed window with secondary glazing, radiator, textured ceiling.

**Bedroom 4:- 11' 6" x 8' 7" (3.50m x 2.61m)**

Double glazed window with secondary glazing, radiator, sink unit, textured ceiling.

**Bedroom 5:- 11' 6" x 7' 3" (3.50m x 2.21m)**

Double glazed window to front elevation, textured ceiling, radiator.

**Bathroom:- 7' 9" x 7' 2" (2.36m x 2.18m) Maximum Measurements**

Obscured double glazed window to side, textured ceiling, bath with shower over, close coupled WC, wash hand basin inset vanity unit, towel rail, bidet.

**Outside:-**

Long sweeping driveway for parking numerous vehicles leading to garage, front garden laid mainly to lawn with a range of shrubs, bushes and flowers. Pedestrian access to the side gives access to the rear garden. The rear garden is enclosed and laid mainly to lawn with an array of flowers, mature trees and shrubs, patio area, summerhouse, water tap, outside light. The property benefits from fully owned solar panels.





**Nota Bene**

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

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 (Owned)

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

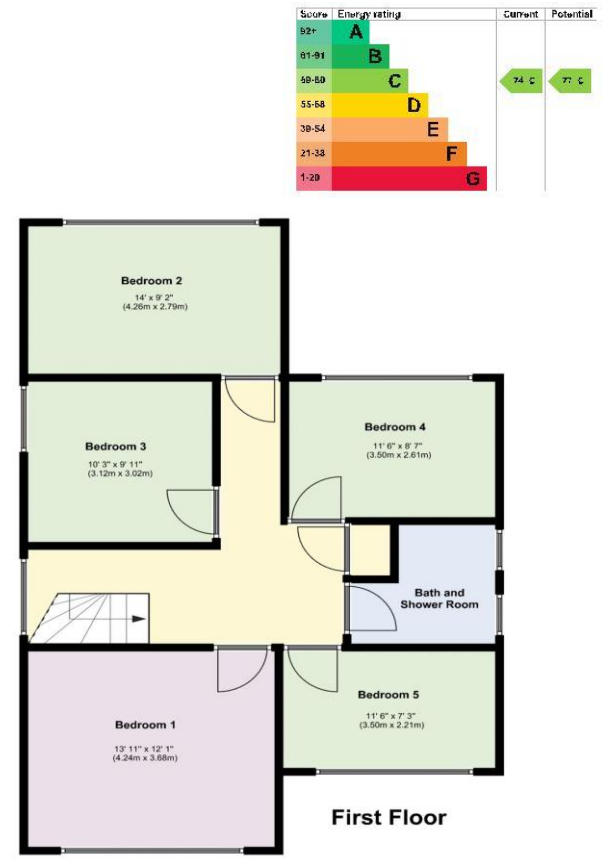
check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway and Garage

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



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£725,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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