

Situated to the north of Fareham, this is a beautifully presented four double bedroom detached modern family home with two reception rooms, ensuite and dressing room to bedroom 1, separate utility room, parking for numerous vehicles and garage.

The Accommodation Comprises:-

Front door with obscured double glazed panel inset with matching panel to side, into:

Entrance Hall:-

Stairs to first floor, door to under-stairs storage cupboard.

Lounge:- 16' 8" x 10' 11" (5.08m x 3.32m) Maximum Measurements

Double glazed windows to front elevation, double glazed sliding patio doors giving access to garden, double radiator, flat ceiling.

Dining Room:- 11' 8" x 11' 8" (3.55m x 3.55m)

Double glazed window to side and rear elevations, flat ceiling, radiator, double opening doors into:

Kitchen:- 10' 8" x 7' 10" (3.25m x 2.39m)

Double glazed window to rear elevation, flat ceiling inset spot lighting, range of base and eye level units with work surfaces, one and a half bowl sink unit with mixer tap, integrated oven with hob and extractor hood over, dishwasher, double oven and grill, space for fridge freezer.

Utility Room:- 10' 9" x 5' 6" (3.27m x 1.68m)

Double glazed window to rear elevation, double glazed casement door giving access to garden, flat ceiling inset spot lighting, base and eye level units with work surfaces, space and plumbing for washing machine.

Cloak Room:-

Double glazed window to front elevation, close coupled WC, wash hand-basin with tiled splashback, radiator, extractor fan.

First Floor Landing:-

Access to loft, smoke detector, double glazed window to front elevation, flat ceiling, airing cupboard with slatted shelves and cylinder tank.

Bedroom 1:- 13' 9" x 10' 9" (4.19m x 3.27m)

Double glazed window to front elevation, radiator, built-in mirror fronted doors to walk-in dressing area, door to:

Ensuite Shower Room:- 5' 10" x 5' 9" (1.78m x 1.75m)

Obscured double glazed window to rear elevation, flat ceiling, extractor fan, chrome heated towel rail, close coupled WC, pedestal wash hand basin, shower cubicle, tiled.

Bedroom 2:- 14' 7" x 7' 11" (4.44m x 2.41m)

Double glazed window to front and side elevations, radiator, flat ceiling.

Bedroom 3:- 11' 7" x 7' 11" (3.53m x 2.41m)

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

Bedroom 4:- 10' 11" x 8' 4" (3.32m x 2.54m)

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

Bath and Shower Room:- 10' 9" x 7' 3" (3.27m x 2.21m) Maximum Measurements

Obscured double glazed window to rear elevation, tiled, flat ceiling, extractor fan, close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, shower cubicle, extractor fan, chrome heated towel rail.

Outside:-

Driveway to front leading to garage, wooden gate giving pedestrian access to the rear with pathway leading to the enclosed garden laid mainly to lawn with patio area and bordered by fence panels.

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

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Garage and Driveway

Broadband - Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile

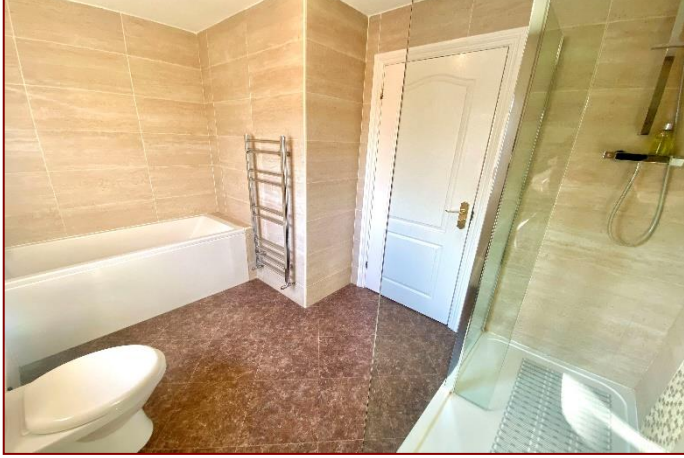
signal and are no current black spots. Please check here for all

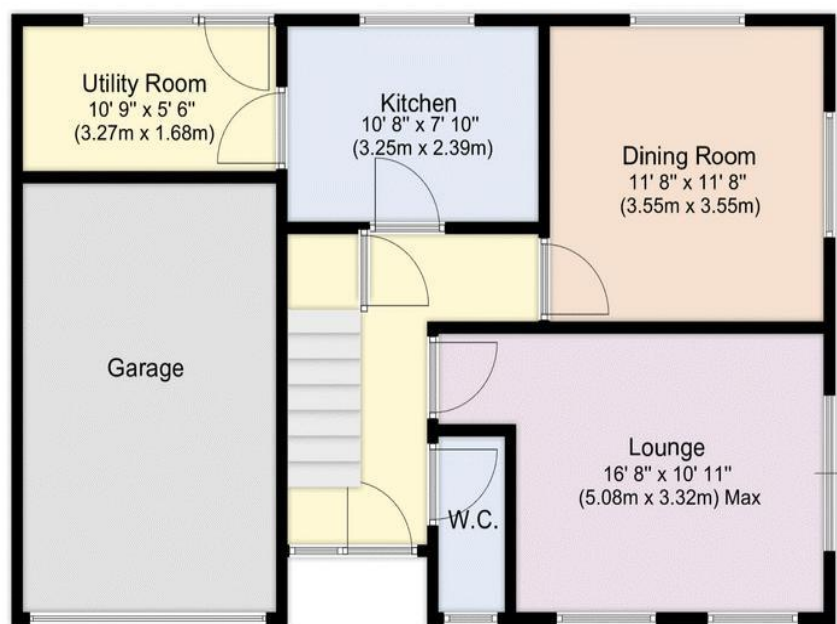
networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the

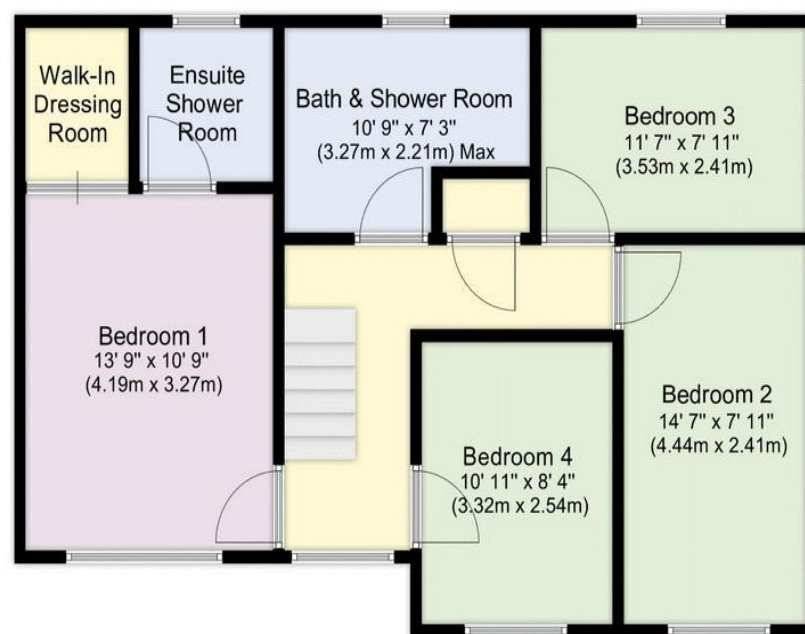
Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





Ground Floor



First Floor

Awaiting EPC

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£469,995

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DRAFT DETAILS

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