

**The Accommodation Comprises:-**

Obscured double glazed leaded light front door with stained glass panels inset to:-

**Entrance Hall:-**

Two obscured double glazed leaded light windows with stained glass panels inset, two radiators, storage cupboard, ornate wooden staircase to first floor, smoke detector.

**Split level Lounge/Dining Room:- L-Shaped:- 28ft (8.55m) x 23ft (7.03m) maximum measurements**

Exposed brick with wooden shelving for display purposes, space for electric fireplace with raised tiled hearth, two radiators, two double glazed leaded light windows with stained glass panels inset to front elevation, coving to textured ceiling, ornate ceiling rose.

**Dining Area:-**

Raised level, coving to textured ceiling, space for table and chairs, radiator, double glazed leaded light window with stained glass panels inset overlooking the rear garden, door to kitchen

**Family Room:- 14ft (4.27m) x 12ft 2ins (3.73m)**

Textured ceiling, double glazed leaded light windows with stained glass panels inset overlooking the rear garden, radiator, ornate ceiling rose.

**Kitchen:- 22ft 10ins (6.98m) x 10ft 6ins (3.22m) maximum measurements**

Wood panelled ceiling, tiled flooring, tiled, two double glazed leaded light windows with stained glass panels inset to rear elevation overlooking the rear garden. Range of base and eye level units with roll topped marble effect work surfaces, integrated Bosch Halogen hob, Bosch Gourmet double electric oven and microwave, peninsular breakfast bar, obscured double glazed leaded light with stained glass panels inset giving access to the rear garden, radiator, one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, space for fridge and freezer, door to:-

**Utility Room:- 7ft 3ins (2.21m) x 4ft 10ins (1.48m)**

Space and plumbing for washing machine, space for tumble dryer, range of base and eye level units with roll topped granite effect work surfaces, one and half bowl sink with mixer tap, tiled, textured ceiling, double glazed leaded light window with stained glass panel inset, tiled flooring.

**Shower Room:- 7ft 2ins (2.20m) x 6ft 4ins (1.94m)**

Fully tiled, obscured double glazed leaded light with stained glass panels inset to rear elevation, tiled flooring, pedestal wash hand basin, radiator, textured ceiling, close coupled WC, shower cubicle.

**Landing:-**

Access to loft, radiator, two double glazed leaded light windows with stained glass panels inset, airing cupboard housing hot water boiler, fitted wardrobes, double glazed leaded light double opening doors giving access to balcony.

**Bedroom 1:- 15ft 7ins (4.77m) x 13ft 3ins (4.05m) maximum measurement into door recess.**

Coving to textured ceiling, radiator, double glazed leaded light window with stained glass panels inset overlooking garden, door to:-

**En-Suite Shower Room:- 10ft 7ins (3.23m) x 6ft 6ins (2m)**

Close coupled WC, full tiled surround, flat ceiling, radiator, pedestal wash hand basin, bidet, shower cubicle with power shower, obscured double glazed leaded light window with stained glass panel inset to rear elevation.

**Bedroom 2:- 14ft (4.28m) x 13ft (3.98m) maximum measurements**

Coving to textured ceiling, radiator, double glazed leaded light window with stained glass panels inset to rear elevation, double glazed leaded light double opening French doors with stained glass panels inset leading to balcony.

**Bedroom 3:- 10' 2" x 9' 10" (3.10m x 2.99m)**

Coving to textured ceiling, radiator, two double leaded light windows with stained glass panels inset to rear elevation.

**Bedroom 4:- 11' 5" x 7' 4" (3.48m x 2.23m)**

Coving to textured ceiling, two double glazed leaded light windows with stained glass panels inset to rear elevation.

**Family Bathroom:- 7' 10" x 7' 3" (2.39m x 2.21m)**

Tiled, flat ceiling, radiator, close coupled WC with concealed covered system, panel enclosed bath with power shower over, shower cubicle, pedestal wash hand basin, obscured double glazed leaded light window with stained glass panel inset, tiled walls, bidet, radiator.

**Balcony: 34ft 5ins (10.51m) x 9ft 1in (2.78m)**

Overlooking front garden, power connected, patio flooring, railings to the front

**Outside:-**

The front garden is beautifully landscaped, lawned area, bordered by brick with a range of mature bushes, shrubs and plants to the borders, well maintained patio area with water feature. Block paved driveway providing ample vehicular parking, leading to double garage with electronically controlled up and over door, courtesy door to side, housing gas central heating boiler and water softener system. The rear garden is enclosed, side pedestrian access, well maintained formal lawn, range of mature bushes, shrubs and trees to the beautifully kept borders raised by brick, patio area to the side and rear of the garden ideal for seating and entertainment purposes, Arbor seating area, outside tap.





**Material Information**

Council Tax Band: - Fareham Borough Council. Tax Band G  
Tenure: - Freehold  
Property Type: - Detached House  
Property Construction: - Traditional  
Electricity Supply: - Mains  
Gas Supply: - Mains  
Water Supply: - Mains  
Sewerage: - Mains  
Heating: - Central Heating  
Broadband - Sky Broadband connected. Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
Mobile signal: Please check here for all networks - <https://checker.ofcom.org.uk/>  
Parking: Driveway, Garage  
Flood Risk: - None reported by owner. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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