

Enjoying a cup-de-sac location on this modern estate close to Whiteley business and shopping centres, this is a stunningly presented and recently completed five bedroom detached house with two en-suite facilities, spacious open plan modern fitted kitchen with dining and living areas, and separate utility room.

**The Accommodation Comprises:-**

Front door with double glazed windows to side into:

**Entrance Hall:-**

Stairs to first floor, radiator, flat ceiling inset spotlighting, door to under-stairs storage cupboard.

**Cloakroom:-**

Close coupled WC., radiator, wash hand basin, flat ceiling inset spotlighting, extractor fan.

**Lounge:-** 19' 9" x 12' 3" (6.02m x 3.73m)

Double glazed window to front elevation, radiator, flat ceiling, double glazed French doors with matching panels to side giving access and enjoying views of the rear garden, feature flame effect electric fire.

**Kitchen/Dining Room:-** 25' 4" x 11' (7.72m x 3.35m)

Double glazed windows to front and side elevations, flat ceiling inset spotlighting, range of base and eye level units with work surfaces, one and a half bowl stainless steel sink unit with mixer tap, dishwasher, double oven and grill, hob and extractor hood over, space for American style fridge freezer. Dining area with double glazed windows to side elevations.

**Family Area:-** 11' 9" x 10' 3" (3.58m x 3.12m)

Flat ceiling, double glazed door with matching panel to side giving access to rear garden.

**Utility Room:-** 5' 9" x 5' 1" (1.75m x 1.55m)

Cloak hanging space, space and plumbing for washing machine and tumble dryer, storage units, flat ceiling, carbon monoxide alarm.

**First Floor Landing:-**

Radiator, access to loft, flat ceiling inset spotlighting, door to:

**Bedroom 1:-** 12' 11" x 10' 7" (3.93m x 3.22m)

Double glazed window to front elevation, flat ceiling, radiator, door to:

**Ensuite Shower Room:-** 7' 1" x 4' 7" (2.16m x 1.40m)

Shower cubicle, wash and basin, partly tiled, close coupled WC.

**Bedroom 2:-** 10' 9" x 9' 10" (3.27m x 2.99m)

Double glazed window to side elevation, flat ceiling, radiator, door to:

**Ensuite Shower Room:-** 8' 7" x 4' 10" (2.61m x 1.47m)

Shower cubicle, wash hand basin, close coupled WC, partly tiled, extractor fan, flat ceiling inset spotlighting, chrome heated towel rail.

**Bedroom 3:-** 13' x 6' 10" (3.96m x 2.08m)

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

**Bedroom 4:-** 10' 9" x 8' 9" (3.27m x 2.66m)

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

**Bedroom 5:-** 11' 6" x 9' 4" (3.50m x 2.84m)

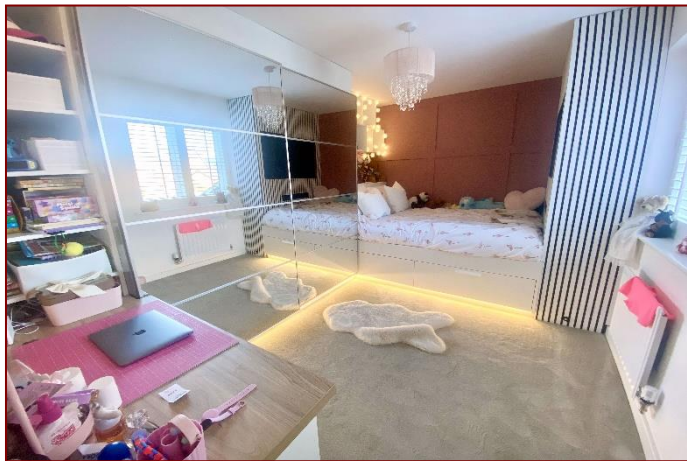
Double glazed window to side elevation, radiator, flat ceiling.

**Bathroom:-** 10' 9" x 7' (3.27m x 2.13m) Maximum Measurements

Obscured double glazed window to side elevation, chrome heated towel rail, close coupled WC with concealed cistern, wash hand basin, panelled bath with shower attachment, flat ceiling inset spotlighting, extractor fan.

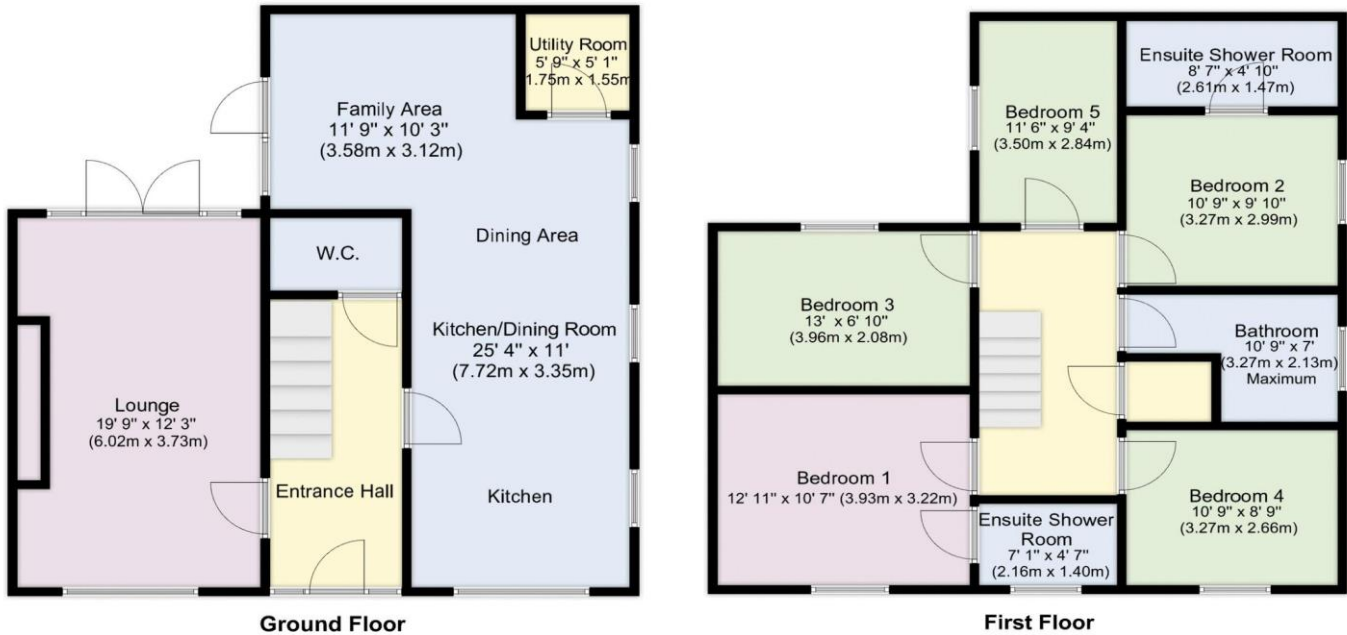
**Outside:-**

Driveway with parking for several vehicles, gate giving pedestrian access to rear garden, garage with up and over door, power and light connected and courtesy door to rear. The rear garden is enclosed by fence panels, brick wall with astroturf area, patio area, outside power and light. space for garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	89 B	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Nota Bene:-**  
 Council Tax Band: - Fareham Borough Council. Tax Band F  
 Management Charge: £105.74 every 6 months  
 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  
 Broadband - Broadband connection: 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 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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