



5 The Cedars

Fareham, Hampshire, PO16 7AJ

5 Bedroom Detached Family Home

Reduced to **£825,000**

Property Features

- 5 Bedroom Detached Home
- Double Integral Garage
- Large Private and Secure Garden
- Three Reception Rooms
- Conservatory
- Three Bathrooms, (2 en-suite)
- Gated Development of Just Seven Homes
- No Chain - Vacant Possession
- Large Kitchen/Breakfast

Full Description

GENERAL

Fantastic opportunity to purchase this executive five bedroom detached family home located within a small and exclusive gated development of just seven homes situated just north of Fareham in Hampshire. Presented to a high standard, this family home is offered for sale with no chain and vacant possession. A viewing is highly recommended to appreciate what this home has to offer.

OUTSIDE

To the front of the property is driveway car parking for several cars and access to the integral double garage, garden access and front door. To the side of the property is access to the private and secure rear garden.

RECEPTION HALLWAY

Through the front door you are met with a warm and welcoming reception hallway with the staircase leading to an impressive galleried landing. There is a storage cupboard, central heating radiator and doors off leading to the main reception rooms. There is wood flooring underfoot with light décor to walls and woodwork.

CLOAKROOM

7' 4" x 3' 3" (2.25m x 1.00m) The cloakroom flooring is a continuation of the floor from the reception hallway, there are half panelled walls and an opaque window and roman blind. Low level W/C, hand wash basin with vanity unit below.

LOUNGE

18' 0" x 11' 9" (5.50m x 3.60m) With a feature "inglenook" designed fireplace and feature wall this is an impressive lounge. There is wood flooring underfoot, light décor to walls and ceiling, central heating radiators and double glazed french doors with full length curtains leading on to the under cover terraced area of the garden.



DINING ROOM

11' 8" x 8' 3" (3.58m x 2.54m) With recently replaced carpet underfoot, the dining room has a feature bay window, overlooking the front of the property with white venetian blinds, light décor and central heating radiator.

CINEMA/ FAMILY ROOM

11' 5" x 11' 4" (3.48m x 3.47m) This dual aspect cinema/family room has a double window to the front aspect with full length curtains and french style patio doors to the rear garden, again with full length curtains. There are recently fitted carpets and light modern décor. The room is wired for a large format flat screen TV and cinema surround sound.

UTILITY ROOM

7' 6" x 5' 1" (2.30m x 1.55m) With a range of base and wall units fitted to match the kitchen this utility has granite work top and inset sink unit. There is space for washing machine and tumble dryer, radiator and ceramic floor tiles. New wall mounted gas boiler serving the central heating and domestic hot water. Double glazed door opening on to the rear garden. Continuation of the flooring from the reception hall.

KITCHEN/ BREAKFAST ROOM

21' 9" x 16' 8" (6.63m x 5.10m) This large kitchen/breakfast room lies at the heart of this home and offers an extensive selection of new fitted kitchen wall and floor units, in particular there is:

'Cuisinemaster' electric cooker with hob and two ovens.

Stainless steel 'Neff' canopy style extractor hood.

'Villeroy & Boch' ceramic butler style double bowl sink with Quooker tap.

Granite working surfaces with upstands behind.

'Miele' coffee machine.

Dishwasher

Wine cooler.

Under unit and low level lighting.

New ceramic floor tiling throughout.

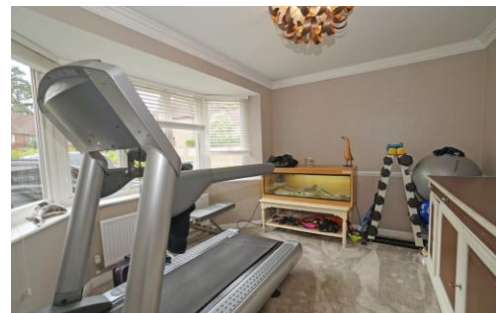
Ceiling lighting.

Underfloor heating.

Double glazed window to rear elevation with built in blinds.

Double glazed French doors and full length curtains opening onto the rear garden with an opening to the Conservatory.





CONSERVATORY

12' 3" x 10' 4" (3.75m x 3.15m) The conservatory is a light and bright addition to this family home which overlooks the rear garden. Underfoot there is a continuation of the newly laid ceramic tiled flooring from the kitchen/breakfast room with under floor heating. Double glazed windows to side and rear elevations and double glazed french doors opening on to the rear garden, all with built in blinds.

GALLERIED LANDING

16' 4" x 13' 11" (5.00m x 4.26m) This impressive galleried landing has function and is a feature that sets the tone of this property. There is recently laid carpet throughout and light décor to walls, ceilings and woodwork. With access to the loft and a storage cupboard covering your basic storage needs. There are two radiators, double glazed window and roman blind to front elevation and doors off to all bedrooms.

BEDROOM 1

19' 0" x 16' 4" (5.81m x 5.00m) This large principal bedroom forms part of a bedroom suite, has double glazed windows, roman blind and pelmet to the front elevation along with a built-in 8 door wardrobe. There are three radiators, recently fitted carpet and modern décor.

BEDROOM 1 EN-SUITE

11' 11" x 6' 1" (3.65m x 1.86m) This modern en-suite has a double glazed window to rear elevation. Roll edged freestanding bath. Built-in shower cubicle with digital power shower. Hand wash basin with vanity unit beneath. Tiling to floor and walls with under floor heating. Chrome heated towel rail.

BEDROOM 2

13' 4" x 11' 8" (4.07m x 3.58m) Double bedroom with window and full length curtains overlooking the front of the property. There is recently fitted carpet and light décor, with a door to the en-suite.

BEDROOM 2 EN-SUITE

6' 10" x 5' 2" (2.09m x 1.60m) This en-suite has a double glazed window with white venetian blind to the front elevation. There is a low level W/C. Hand wash basin with vanity unit beneath. Quadrant shower cubicle. Tiling to floor and walls. Chrome heated towel rail.



BEDROOM 3

14' 4" x 11' 4" (4.38m x 3.46m) Double bedroom with a double glazed window and full length curtains to rear elevation, recently fitted carpets, built-in wardrobes and a radiator.

BEDROOM 4

14' 6" x 10' 3" (4.43m x 3.14m) Double room with double glazed window and full length curtains and blinds to the rear elevation, recently fitted carpets, built-in wardrobes and a radiator.

BEDROOM 5

8' 8" x 7' 6" (2.66m x 2.31m) Single room with double glazed window and blinds to the rear elevation, recently fitted carpets, built-in wardrobes and a radiator.

BATHROOM

7' 8" x 7' 5" (2.35m x 2.28m) This recently refitted family bathroom has a double glazed window to side elevation with roman blind. There is a panelled bath, low level W/C with concealed cistern and hand wash basin with vanity unit beneath. Built-in shower cubicle with fitted shower. Tiling to floor and walls with under floor heating. Chrome heated towel rail.

INTEGRAL DOUBLE GARAGE

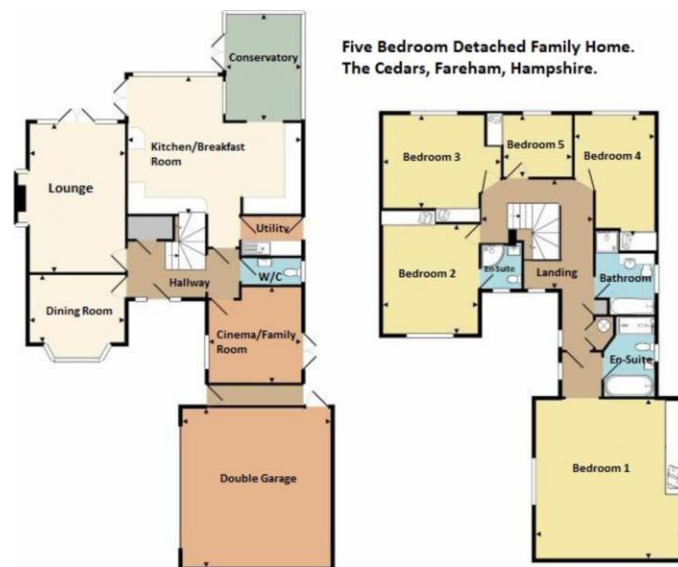
The garage has an electric up and over double door, power and light and personal door leading to the rear garden.

FRONT GARDEN

In the front of the property are well stocked shrub borders adjacent to the drive.

REAR GARDEN

The majority of the rear garden areas are located to the side and rear of the property and are mainly laid to lawn with mature trees to the border. There are well stocked shrub and plant borders and an extensive patio which is partially covered by a garden veranda with glass roof. Outside hot and cold tap and security lighting.



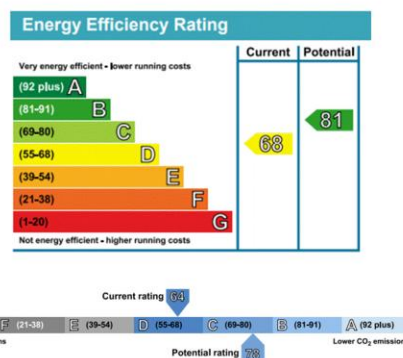
ADDITIONAL INFORMATION

Service charge of £75.00 per calendar month to cover the costs associated with the private drive and electric gated entrance.

There is an additional £20 fixed rent charge payable per annum.

COUNCIL TAX

Fareham Borough Council. Tax Band G. Payable 2020/2021. £2,886.70



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