



58 Sovereign Crescent, Titchfield Common, PO14 4LU

Offers In Excess Of £600,000



Sovereign Crescent |
Titchfield Common | PO14 4LU
Offers In Excess Of £600,000

W&W are delighted to offer for sale this extremely well presented, extended & improved five bedroom detached family home situated in a popular location with woodland views to the front. The property enjoys over 2000 Sq.Ft providing five bedrooms, lounge, 26'1ft kitchen/dining/family room, ground floor & top floor cloakrooms & two modern bathrooms. The property also benefits from a tiered rear landscaped garden, garage & resin driveway providing parking for multiple vehicles.

Sovereign Crescent is just a short stroll from local schools, shops and eateries, plus the waterfront amenities of Warsash are less than 2 miles away. Excellent transport links are easily accessible including A27, M27 & bus route.





Extremely well presented, extended & improved five bedroom detached family home

Offering accommodation over 2000 Sq.Ft spanning across three floors

Enviably positioned with woodlands views to the front & rear

Welcoming entrance hall enjoying attractive wooden flooring & oakwood staircase with glass balustrade

Lounge currently used as a dining room with walk in bay window & feature centrepiece fireplace

Impressive open plan 26'1ft kitchen/dining/living room with bi-fold doors opening out onto the rear garden & part vaulted ceiling

Modern kitchen boasting built in oven, hob, grill/BBQ tray & space for dishwasher and fridge/freezer

Downstairs cloakroom

Main bedroom to the first floor enjoying twin windows, built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall tiling & feature double shower cubicle

Two additional bedrooms to the first floor both benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite and attractive marble effect wall tiling

Galleried landing with large picture window & oakwood staircase with glass balustrade

Two double bedrooms & cloakroom to the top floor both enjoying eaves storage and velux windows

Replacement oakwood internal doors throughout

Beautifully southerly facing landscaped tiered rear garden with large composite decking, area laid to artificial lawn, lean to down the side of the property & side access

'In our opinion' the garden offers a great degree of privacy backing onto woodlands

Garage & resin driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

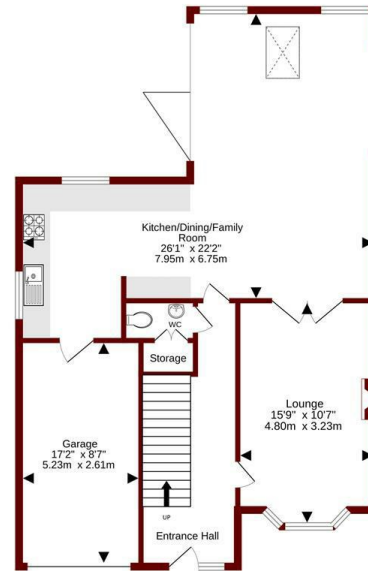
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin and is connected via Cable

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

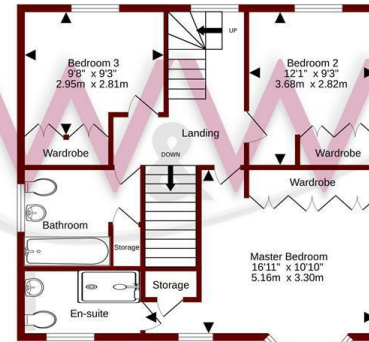
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



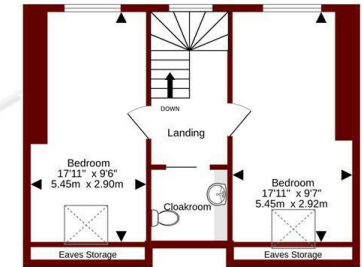
Ground floor
937 sq.ft. (87.0 sq.m.) approx.



1st floor
684 sq.ft. (63.5 sq.m.) approx.



2nd Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 2068 sq.ft. (192.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E - £2980.46 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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