

Old Street, Stubbington,
Fareham, Hampshire, PO14 3HQ

£760,000



Individual Detached Residence
Two Reception Rooms
Cinema Room
Four Bathrooms
Parking For Several Cars

Accommodation Over Three Floors
Large Kitchen / Breakfast Room
Gym
Garage & Car Port
Gas Central Heating

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Entrance Hall	PVCu double glazed front door, oak flooring, radiator, double storage cupboard with sliding doors, coved ceiling, Velux window, stairs to each floor.
Wet Room	9'8" (2.95m) x 5'1" (1.55m) With Mira shower, hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled walls, extractor fan.
Bedroom 4 / 2nd Living Room	11'8" (3.56m) Plus Recess x 11'11" (3.63m) Twin aspect room with 2 PVCu double glazed windows, radiator, coved ceiling.
Dining Room	12'11" (3.94m) x 11'4" (3.45m) PVCu double glazed window, oak flooring, radiator, coved ceiling.
Lounge	19'8" (5.99m) Into Bay x 13'6" (4.11m) Twin aspect room with stone fireplace with gas fire, laminate flooring, French doors to garden, radiator, coved ceiling.
Kitchen / Breakfast Room	
Kitchen Area	18'5" (5.61m) x 11'7" (3.53m) With fitted kitchen units and marble work tops with inset double sink, 2 built in NEF double ovens, 4 ring Zanussi induction hob with cooker over, recess for American style fridge/freezer, PVCu double glazed window, laminate flooring, coved ceiling.
Breakfast Area	12'7" (3.84m) x 11'2" (3.4m) PVCu double glazed windows and French doors to garden, radiator, coved ceiling.
ON THE 1ST FLOOR	
Landing	14'2" (4.32m) x 6'2" (1.88m) With access to loft space, radiator, walk in cupboard.
Bedroom 1	15'6" (4.72m) x 16'7" (5.05m) To Wardrobes Into Skilling Ceiling, 2 PVCu double glazed windows, 2 built in double wardrobes with access to eaves.
En-Suite	6'6" (1.98m) x 7'4" (2.24m) Max Into Skilling Ceiling, Shower cubicle, vanity hand basin, low level W.C., Velux window, tiled splashbacks, aqua panel to shower area. cupboards, drawers and shelf, ceramic tiled floor, chrome heated towel rail.
Bedroom 2	11'8" (3.56m) x 8'0" (2.44m) widening to 10'8" (3.25m) into skilling ceiling, PVCu double glazed window, built in double cupboard, radiator.
En-Suite Shower Room	Shower cubicle, pedestal hand basin, low level W.C., Velux window, ceramic tiled floor, tiled walls, composite panel splashbacks to shower area.
Bedroom 3	10'11" (3.33m) x 10'2" (3.1m) To Skilling Ceilings, 2 Velux windows, radiator.

Family Bathroom

5'6" (1.68m) x 7'5" (2.26m) Into Skilling Ceiling, Velux window, panel bath with mixer tap and shower attachment, hand basin, low level W.C., chrome heated towel rail, tiled walls and floor.

ON THE LOWER GROUND FLOOR

Hallway

With laminate flooring, storage cupboard.

Utility Room

Cupboard with wall mounted Vaillant gas central heating boiler, plumbing for washing machine.

Cinema Room

17'0" (5.18m) x 13'10" (4.22m) Plus Recess Laminate flooring, radiator.

Gym

18'3" (5.56m) x 11'4" (3.45m) Laminate flooring, PVCu double glazed door to outside staircase, radiator.

Hobby Room

11'10" (3.61m) x 11'5" (3.48m) Laminate flooring, radiator.

OUTSIDE

Front Garden

With lawn and path, access to sideway, gravelled area. The owner has now advised us that she has approval for a driveway to the front.

Rear Garden

With paved patio, decking area, lawn, flower and shrub borders. To the rear of the garden is a gravelled driveway with double electric gates accessed via a private side road, parking area with block paving, single garage and attached car port, coved store area, outside power point.

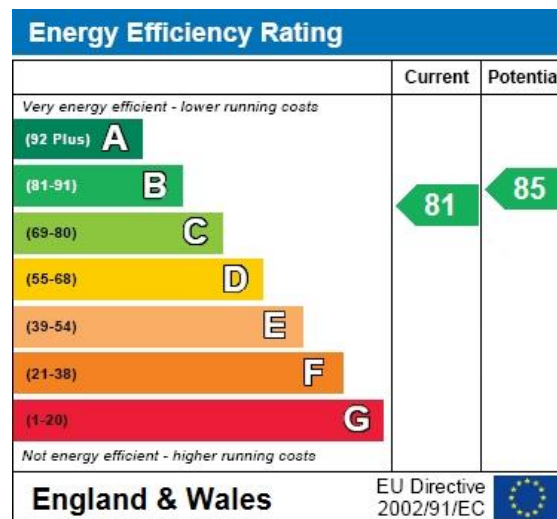
Tenure

Freehold.

Council Tax

Band G.





Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.