

The Paddock, Stubbington,  
Fareham, Hampshire, PO14 3NS

£625,000



Detached Residents

En-Suite Shower Room & Family Bathroom

Separate Dining Room

Utility Room

Ideal Family Home

Four Bedrooms

Twin Aspect Lounge

Twin Aspect Kitchen / Breakfast Room

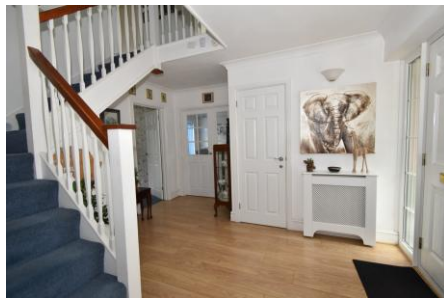
33'6 x 9'4 Garage

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Entrance Hall	11'11" (3.63m) x 12'1" (3.68m) Max Composite front door with PVCu double glazed side panels, radiator, laminate flooring, coved ceiling, stairs to first floor with spindled balustrade, Georgian style French doors to lounge, understairs cupboard.
Cloakroom	White suite of low level W.C., vanity hand basin, radiator, tiled splashbacks, extractor fan.
Lounge	20'4" (6.2m) x 11'8" (3.56m) Twin aspect room with PVCu double glazed windows and French doors to garden, 2 radiators, coved ceiling, fire surround with marble style inset and hearth, living flame gas fire.
Dining Room	12'1" (3.68m) x 9'8" (2.95m) PVCu double glazed window, radiator, coved ceiling.
Kitchen / Breakfast Room	20'3" (6.17m) x 9'8" (2.95m) Single drainer sink unit, wall and base units with worksurface over, recess for range style cooker with cooker extractor canopy over, space for fridge/freezer, plumbing for dishwasher, 2 PVCu double glazed windows on twin aspect, tiled splashbacks, double radiator, coved ceiling, cupboard with wall mounted gas central heating boiler, PVCu double glazed door to:
Garage	33'6" (10.21m) x 9'4" (2.84m) Cantilever door, power and light, workbench, PVCu double glazed door to garden and door to:
Utility Room	9'1" (2.77m) x 8'3" (2.51m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, space for dryer, space for chest freezer, PVCu double glazed window, coved ceiling.
ON THE 1ST FLOOR	
Gallery Landing	With spindled balustrade, access to loft space, radiator, airing cupboard.
Bedroom 1	13'4" (4.06m) x 9'8" (2.95m) PVCu double glazed window, radiator, coved ceiling.
En-Suite Shower Room	8'10" (2.69m) x 6'6" (1.98m) Shower cubicle with glass screen, vanity hand basin with cupboard under and adjacent, W.C with integrated cistern, PVCu double glazed window, chrome heated towel rail, tiled walls, coved ceiling, shaver point.
Bedroom 2	11'8" (3.56m) Max x 10'1" (3.07m) PVCu double glazed window, radiator, coved ceiling, fitted wardrobes and bridging unit, bedside table.
Bedroom 3	11'9" (3.58m) x 9'11" (3.02m) PVCu double glazed window, radiator, coved ceiling, fitted wardrobes and dressing table unit.
Bedroom 4	12'1" (3.68m) x 9'1" (2.77m) PVCu double glazed window, radiator, built in double cupboard, coved ceiling.



## Bathroom

12'3" (3.73m) x 5'5" (1.65m) White suite of panelled bath, vanity hand basin with cupboards under, low level W.C. with concealed cistern, radiator, PVCu double glazed window, chrome heated towel rail, 1/2 tiled walls, fully tiled to shower area, Redring shower over bath, coved ceiling.

## OUTSIDE

### Front Garden

With lawn and borders, area laid to shingle, tarmac driveway leading to garage.

### Rear Garden

With resin path, lawn and borders, decking area, large patio area, raised flower beds.

### Services

We understand that this property is connected to mains gas, electric, water and sewage.

### Tenure

Freehold.

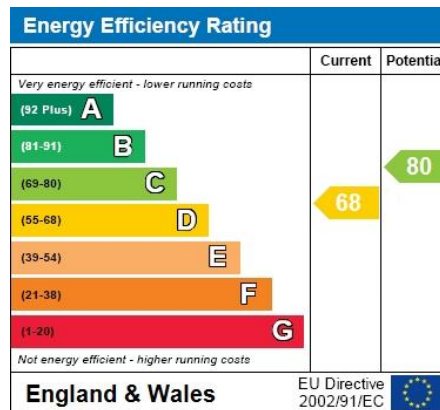
### Council Tax

Band F.

### Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>





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.