



**£535,000**  
Freehold

**23 Sovereign Crescent, Titchfield Common**  
Fareham, Hampshire PO14 4LT



## Quick View

	4 Bedrooms		Part Converted Garage
	2 Living Rooms + Conservatory		2 Bathrooms + Cloaks
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band F

## Reasons to View

- Such a great location – Locks Heath Infants & Junior Schools are just ten minutes on foot, you're also only a mile from the Locks Heath Centre & Waitrose.
- If home-tech is your thing you won't be disappointed, with many switches, sockets and radiators controllable via Alexa/Google Home and a Hive thermostat for the boiler.
- The sylvan backdrop here gives so much privacy to the pretty low maintenance garden.
- A short commute down the garden leads to a timber summerhouse/home office so you can work in peace away from the hustle & bustle of the main house.
- The great outdoors is on your doorstep from here, follow the bridleway down to Warsash Common and onto Chilling for fabulous walks along the coastal path.
- There is no forward sales chain and our clients are intending to move before Christmas so this could be a very swift transaction for you.

## Description

This attractive David Wilson detached has been lovingly maintained and updated since new by the current owners who have upgraded the bathrooms and kitchen as well as replacing the boiler in 2019. Owned solar panels help to offset the running costs with a feed in tariff generating an extra income of approx. £1,000 PA. To the front there is space for two cars on the drive and a landscaped front garden with water feature. The integral garage has been part converted giving a storeroom with sink unit accessed from the house and a storage area to the front with up and over door giving enough room for bikes and bins etc.

The recessed front porch is the perfect spot to ditch any mucky boots and shoes before going into the reception hall where the stairs lead up to the first floor and wood flooring making for an easy to clean space. The sitting room at the front of the house has a bay window and Adam style fireplace with fitted gas fire perfect for cosy nights in. Double doors lead into the dining room which has a return door into the kitchen and is open into the conservatory. Having a glass roof you can sit and enjoy the garden from here, there's also an air conditioning unit so you won't overheat. The kitchen/breakfast room has been refitted with cream gloss units and extended into what was originally the utility room giving a whole wall of full-length units housing the oven, microwave and integrated fridge/freezer. The black granite counter with built in 5-burner hob and an under-mounted sink unit gives a stylish look and lots of lovely work space. A door leads into an inner hall with door into the store room and the ground floor cloakroom.

From the first floor landing there is access to the predominantly boarded loft space where the gas combination boiler is located. The very spacious principal bedroom has a good range of built in wardrobes and a modern re-fitted en-suite which is fully tiled with fitted storage and a walk-in shower. Of the other three bedrooms, two are doubles and all have built in wardrobes, they share the family bathroom which is fitted with a luxury four piece suite with double end air spa bath and separate shower cubicle.

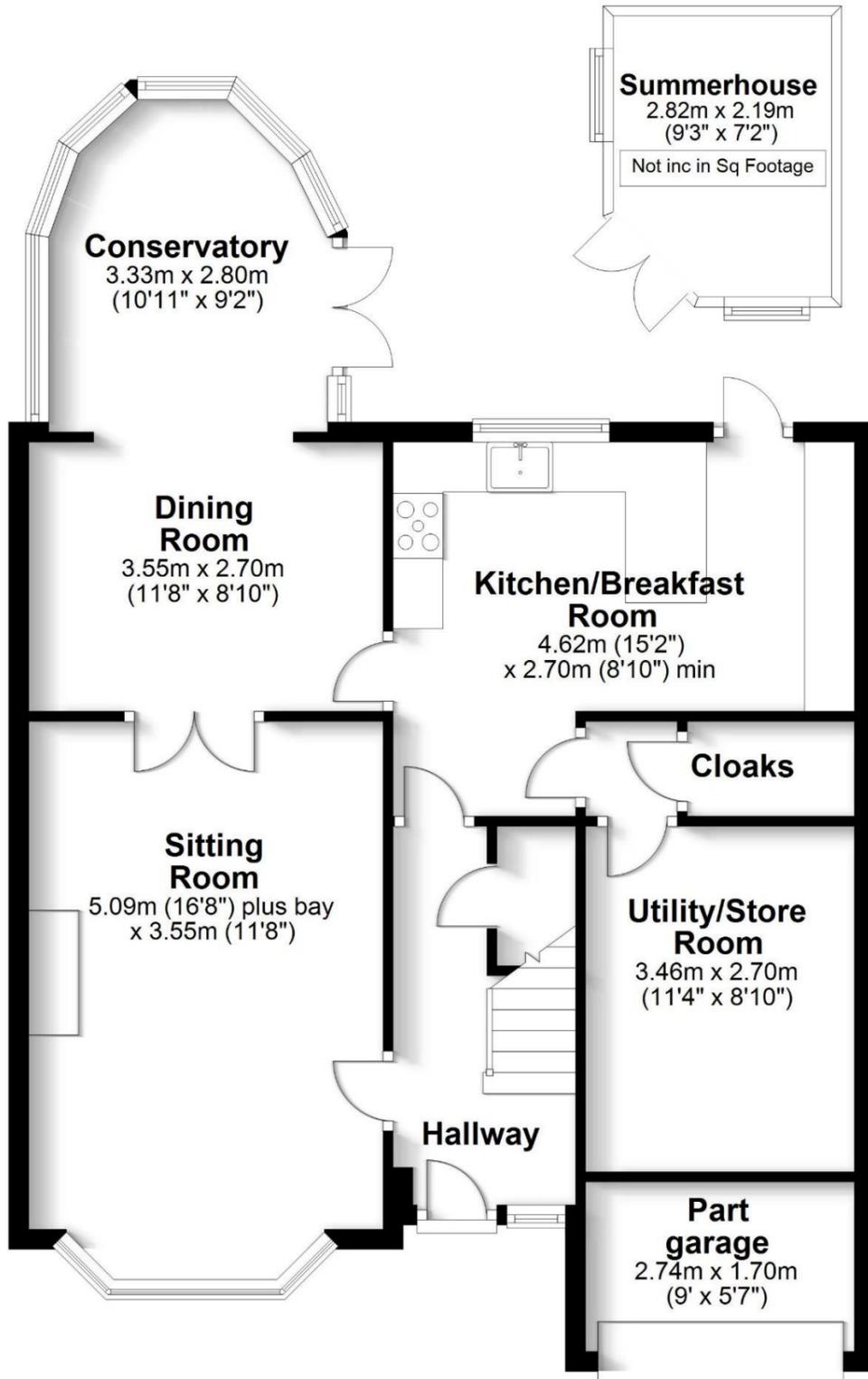
The rear garden faces south/south-east and is nice and private with mature trees beyond giving an attractive backdrop. For ease of maintenance it is arranged with an artificial lawn, hardwood decking and shingle with mature shrubs and a fig tree giving year round interest. To one corner is an insulated timber summer house with power and lighting making a great work from home space. The sellers are able to offer vacant possession with no onward chain so don't delay your viewing, call us today.

## Directions

<https://what3words.com/stoops.skewed.radiated>

## Ground Floor

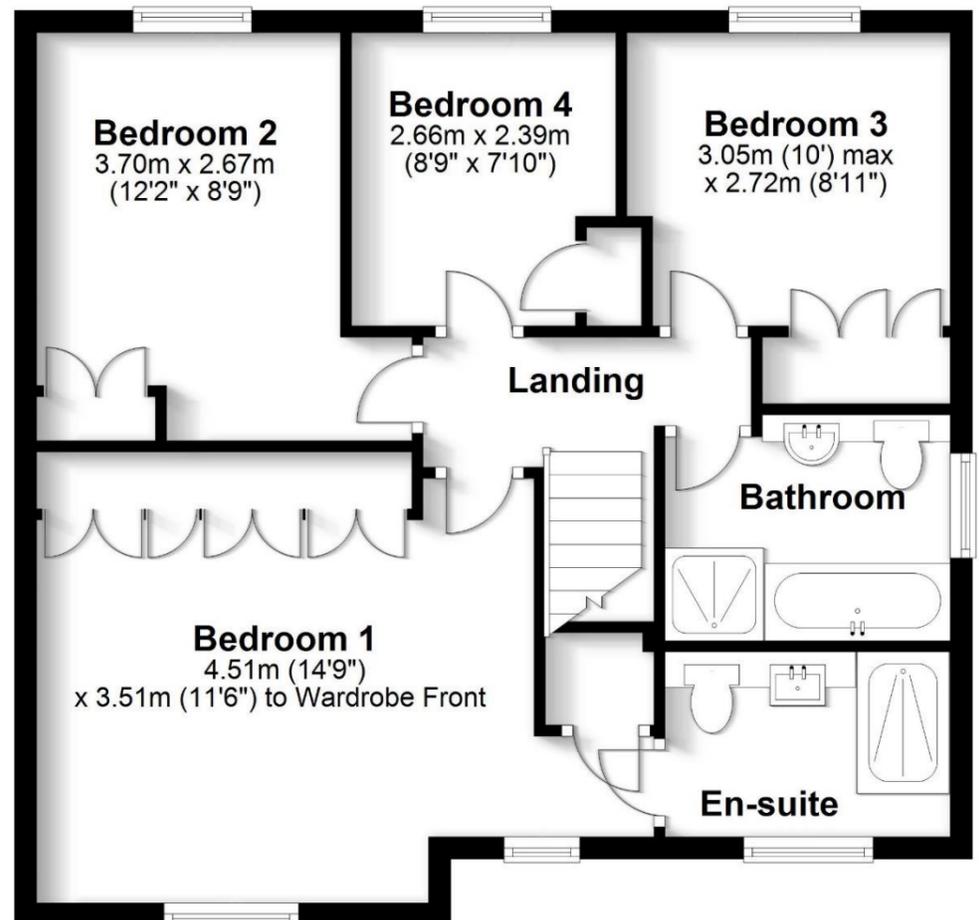
Approx. 77.2 sq. metres (830.8 sq. feet)



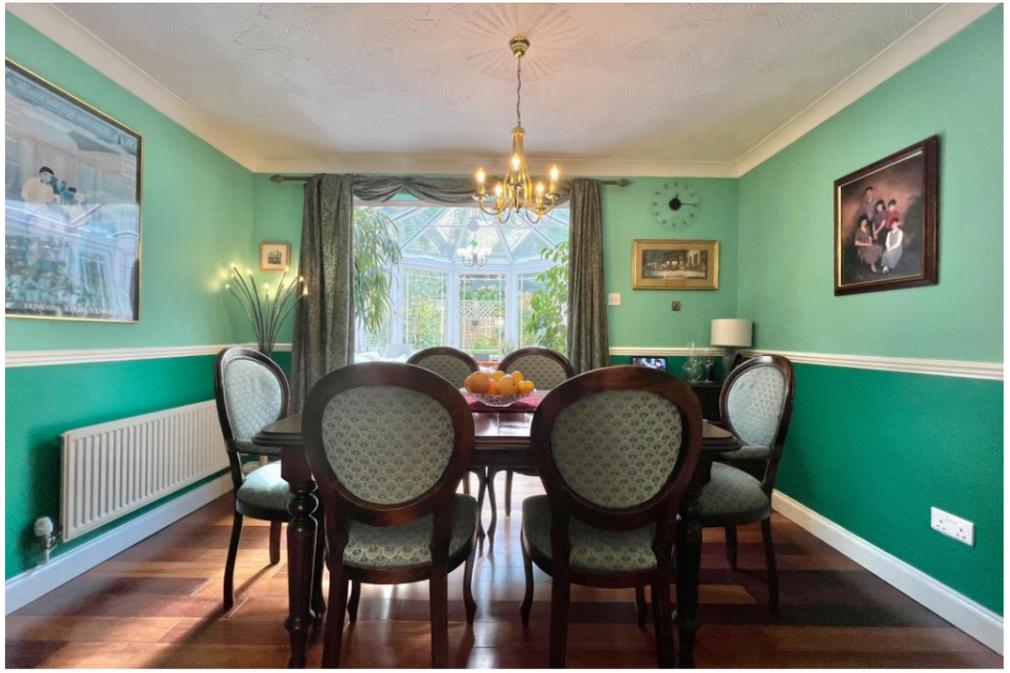
Total area: approx. 140.0 sq. metres (1506.9 sq. feet)

## First Floor

Approx. 62.8 sq. metres (676.1 sq. feet)



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