



£550,000
Freehold

**4 Valerian Avenue,
Titchfield Park, Fareham, Hampshire PO15 5TF**



Quick View



4 Bedrooms



Garage



3 Living Rooms



2 Bathroom & Cloak



Detached House



EPC Rating TBC



Parking



Council Tax Band E

Reasons to View

- Not just a pretty house! The beautiful south-facing rear garden is a sunworshippers' paradise, and a dream for those with green fingers.
- A perfect design for those who love to entertain, especially in the summer with all the space that the conservatory adds, plus the formal dining room in the winter.
- A lovely modern kitchen, and separate utility, is the perfect place to cook up a storm, with a big window framing the garden - so you can keep an eye on the children playing too.
- A converted garage provides loads of multi-use options. With parking to the front of the house, and two further spaces in front of the garage, with an electric charger – all your needs are met.
- Smooth ceilings throughout, and oak panel doors give this property a crisp modern look. With a smart neutral décor, you can place your own furniture, put your feet up and enjoy straight away!
- Brilliant links to both the M27 and the A27, and if you fancy an evening out in Titchfield village, it's just over a 20-minute walk if you want to leave the car at home.

Description

Step through the composite door into the generous hallway which has plenty of space for everyone to arrive home. The hall has a useful understairs cupboard, and double doors lead to the formal dining room, the kitchen, sitting room and the downstairs WC, which is fitted with a modern white suite with a vanity basin.

The sitting room has a central sandstone Adam style fireplace, fitted with a coal-effect gas flame fire, which will be perfect for cosy family film nights. The sitting room flows into the conservatory, which has a tiled roof with a Velux, creating a year-round family space with access to the garden.

Access to the kitchen is from both the hall and the conservatory and is well-fitted with modern cream gloss units, which include handy pan drawers and integrated double oven, gas hob & extractor; there's space for a dishwasher and American fridge freezer. A separate utility with matching units has space for your washing machine & tumble dryer and a useful sink. With access to the garden, it's the ideal entrance following a muddy dog walk!

Upstairs, the U-shaped gallery landing has an airing cupboard and access to the loft which is part boarded. The main bedroom boasts wall-to-wall wardrobes and a spacious modern white ensuite with a walk-in shower.

The other three bedrooms, one a double with a built-in wardrobe, share the family bathroom which has a shower over the bath.

You will want to spend loads of time outdoors in the pretty garden which is split into lawn and patio. A path leads to the rear gate, and to the garage, which has been split between storage and converted to provide a versatile space with French doors and is currently used as a gym; it would also make a great work from home space or teenage den!

We feel this family home ticks all boxes, so take a peek at our online walk-through video & book a viewing in person.

Directions

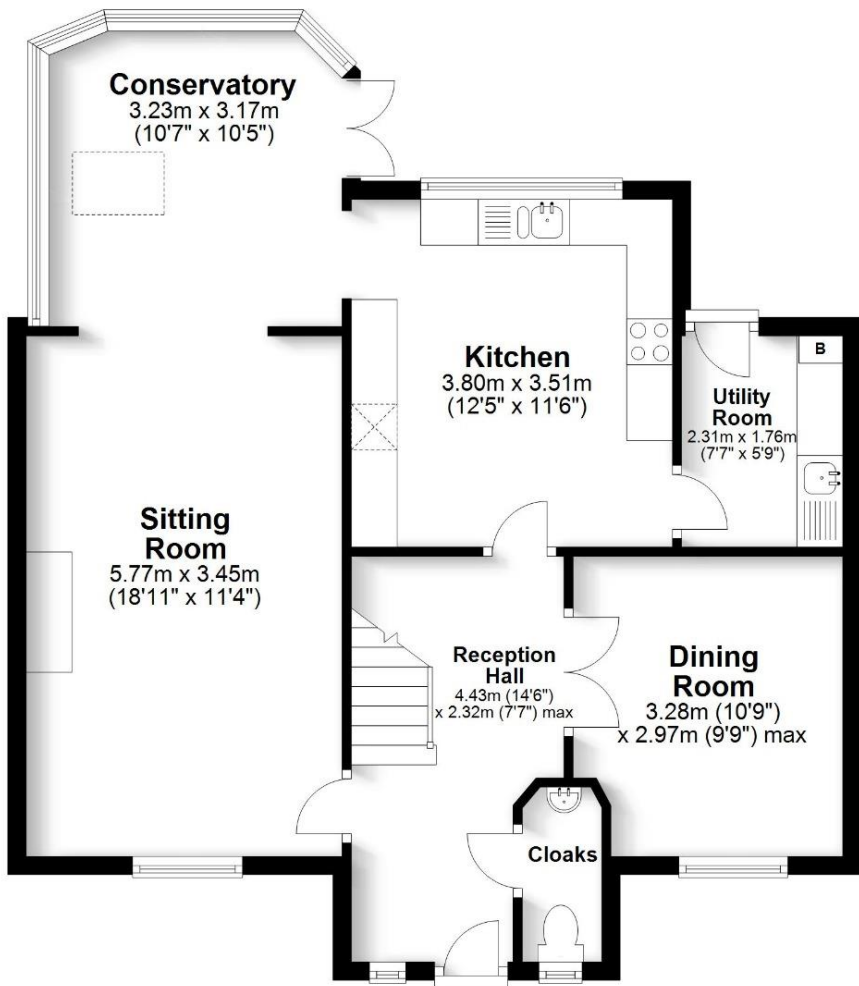
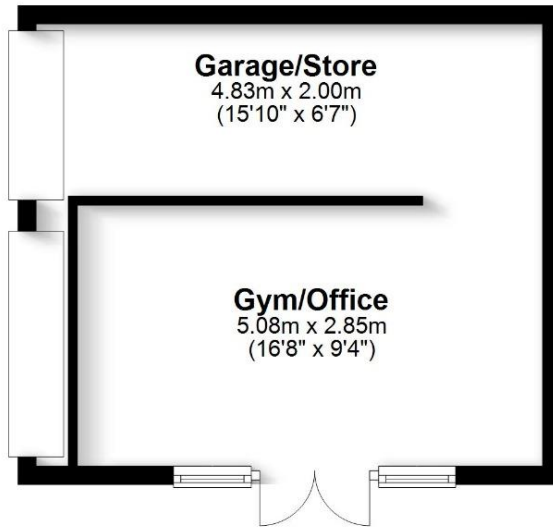
From Junction 9 of the M27, take the exit marked A27 to the Segensworth roundabout. Take the first turning into Barnes Wallis Road, take the third exit at the following roundabout, then the first left at the traffic lights, which brings you onto Segensworth Road.

Continue on this road until the end which then you need to turn right into Valerian Avenue.

<https://what3words.com/costly.branch.unions>

Ground Floor

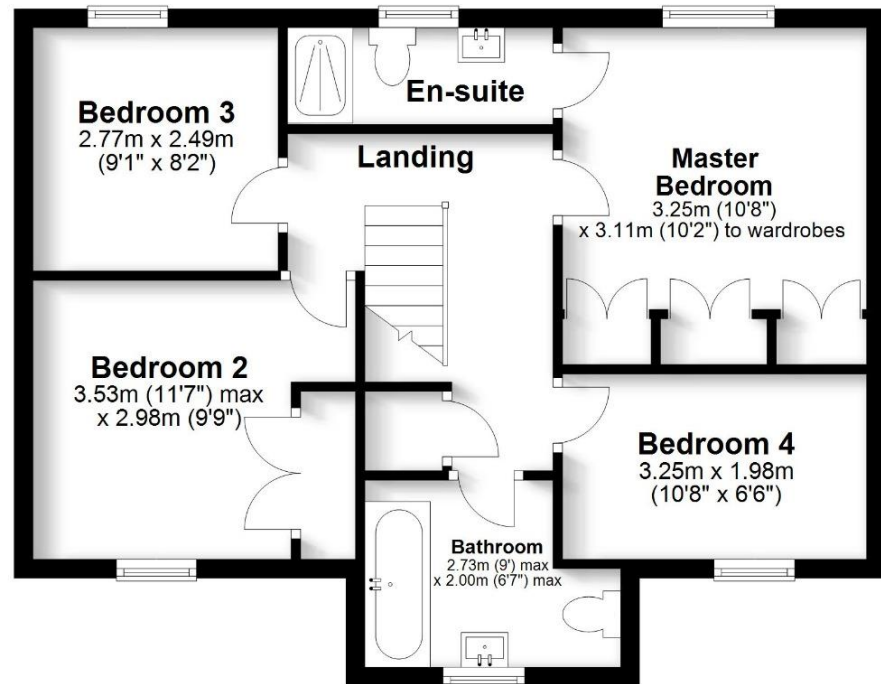
Main area: approx. 69.6 sq. metres (749.4 sq. feet)
 Plus garages, approx. 26.7 sq. metres (287.3 sq. feet)



Main area: Approx. 118.7 sq. metres (1277.2 sq. feet)
 Plus garages, approx. 26.7 sq. metres (287.3 sq. feet)

First Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



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