



£500,000
Freehold

45 Lower Church Road, Titchfield Common

Fareham, Hampshire PO14 4PW



Quick View

	4 Bedrooms		Integral Garage
	1 Living Room		2 Bathrooms
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band E

Reasons to View

- A spacious and nicely positioned four-bedroom detached home that makes the perfect family environment with good-sized rooms, lots of parking and gardens.
- The ground floor offers a large family sitting room and good-sized kitchen with lots of workspace which leads onto the separate utility room and that all important ground floor cloakroom.
- The first floor offers four good-sized bedrooms the large main bedroom also has an ensuite. You will also find the family bathroom.
- Lower Church Road is just 1/3rd of a mile from the local primary school and just one mile from Park Gate shopping centre, with great local facilities, including eateries, restaurants and shopping.
- Parking a plenty, so with a growing family that space for those extra cars, those off-road parking spaces will be well-used. And don't forget the solar panels helping keep costs in check.
- The property is offered with no onward chain, having been a very happy and long-lived family home.

Description

Looking for that all-important room to grow, local facilities, including schooling, shopping and good motorway access, being just 0.9 miles to junction 9 of the M27, then come and have a look. In less than three hundred metres, you will find a woodland stroll through Kites Croft that gets you away from it all. Closer still, those everyday essentials can be had from B&M, just around the corner. Pull into the driveway up to the garage, and you will still have lots of room for friends and family. A side entrance takes you into the reception hall, which has a return staircase with natural light flooding in through the hall and landing window. Off the hall is the ground floor cloakroom. Toward the front of the house, you will find a large lounge with oak flooring, dual-aspect double-glazed windows and log burner for those cosy nights in. At the rear of the house and overlooking the garden is the modern and functional well-planned kitchen with oak worksurfaces having storage above and below, a breakfast bar, integrated Miele dishwasher, single bowl sink unit, seven-burner gas range with extractor over, tiled flooring, downlighters and double-glazed window looking out to the garden. An internal door takes you into the utility room with a tiled floor, door to rear garden and wall-mounted Vaillant gas-fired boiler. The return staircase that takes you up to the first floor, leads to the landing which accesses the insulated and part-boarded loft space accessed by a ladder. There is an airing cupboard housing the hot water cylinder. The first bedroom is a spacious room which also has an ensuite shower room with tiled shower cubicle, wash hand basin and close-coupled W.C. The further bedrooms are all very good and equal size. The family bathroom comprises a panelled bath with jet shower unit, vanity basin, chrome-heated towel rail, and close-coupled W.C. The rear garden, which is predominantly laid to lawn, provides a good outside space that you would expect from a house of this size, being 50' in length, enclosed by wooden fence panelling, a patio area and outside tap. To the side, you will find a storage area suitable for all those garden bits that you don't always want on show. To the side, you will find a personnel door leading to the integral garage with an up-and-over door, power and light connected. If you want room to grow in a house that also provides an immediate family-friendly space, but offers you scope to personalise, this might well be the one for you. Being offered as a chain-free property, this could well suit you if you are looking to get your new home bought.

Other Information

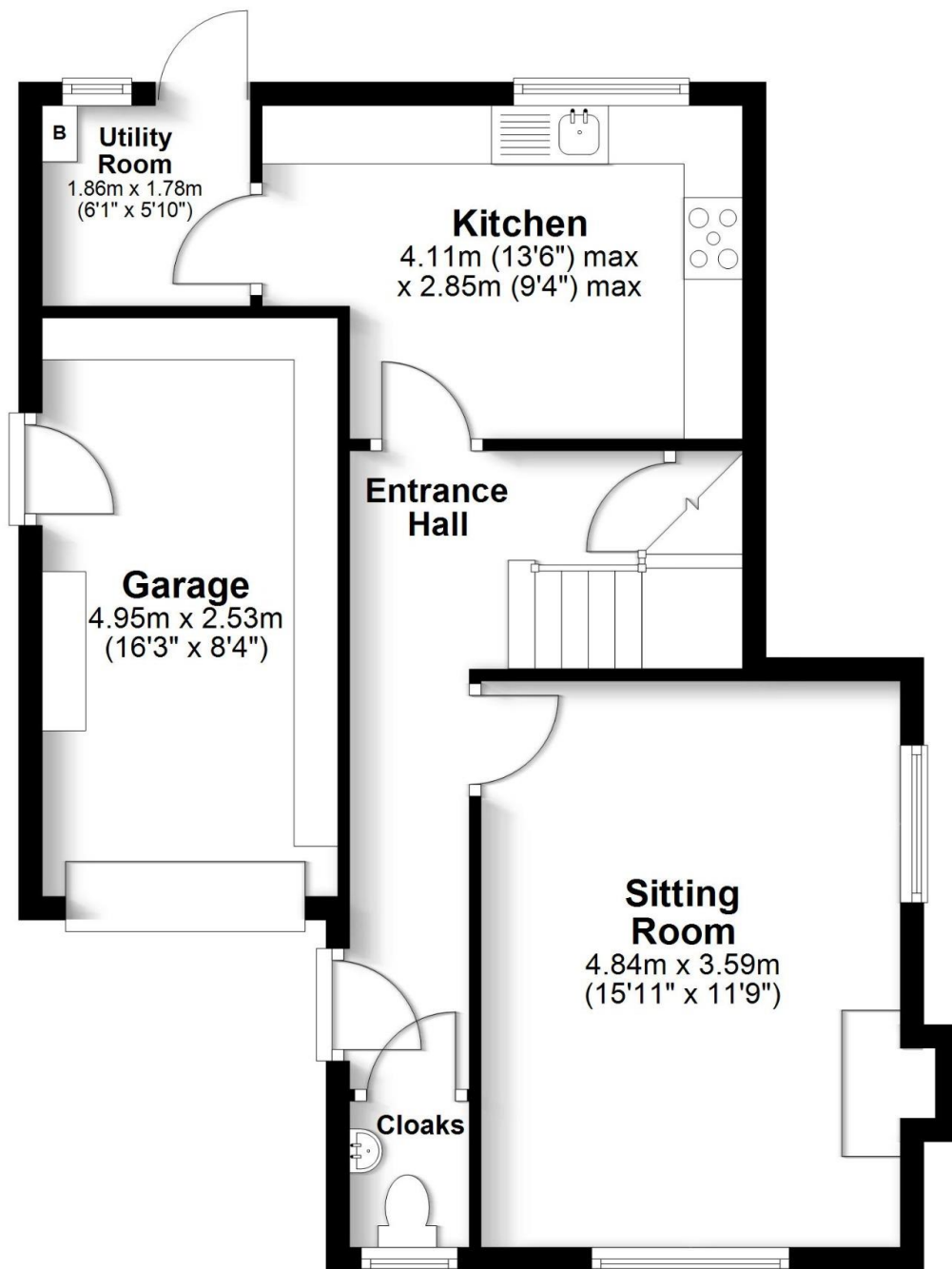
The property is offered with no forward chain and vacant possession. Solar panels are owned outright with a 4k battery in the roof space.

Directions

<https://what3words.com/teams.bleaching.keep>

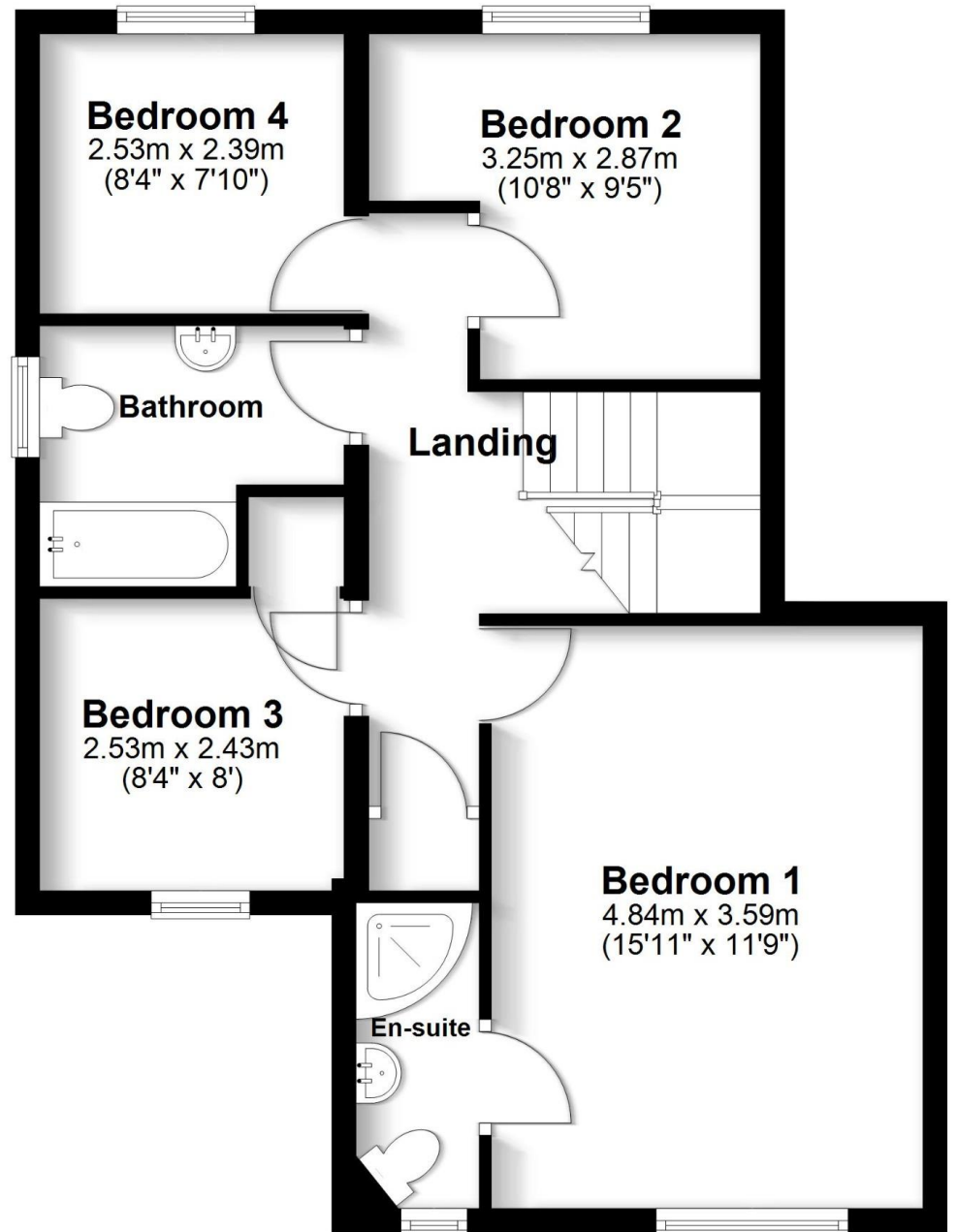
Ground Floor

Main area: approx. 43.9 sq. metres (472.0 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.6 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Main area: Approx. 98.9 sq. metres (1064.8 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.6 sq. feet)

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