




£425,000
Freehold

8 Camellia Way, Whiteley
Fareham, Hampshire PO15 7NS



Quick View

	3 Bedrooms		Garage
	1 Living Room		2 Bathrooms + Cloaks
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- The sitting room and kitchen/dining room both span the depth of the house with a very useful utility room so all those bits can be tucked away as well as having a downstairs toilet.
- On the first floor the three bedrooms will give you all the space you need with an ensuite to the primary bedroom and of course the nice size family bathroom.
- What a wonderful spot, being tucked away, yet having access to all of Whiteley’s shopping and recreational facilities right on your doorstep on your doorstep. You won’t even need the car.
- The private and enclosed rear garden offers privacy and security with very low maintenance astro-turf and well planned utility and storage area, somewhere to put all those garden nik- naks.
- Our seller is ready to pass on this beautifully kept family home to someone new.
- Could this be your new family home? With an enviable location bordering onto mature trees and adjacent to the recreation area and park this really is, a home for life.

Description

Driving into Camellia Way takes you down the block-paved roadway. You can sweep straight onto the drive which leads to the detached garage and gated side entrance, taking you into the rear garden. The main entrance sits symmetrically with a storm porch and entrance door into the reception hall with doors leading into the sitting room, which runs front to back with natural light coming in both through the front window and French doors to the rear. The similarly sized kitchen/dining room has triple-aspect windows and a modern range of fitted units comprising worksurfaces with storage above and below, an inset four-ring gas hob with electric oven beneath and fume hood over, integrated fridge/freezer and washing machine. The floor is tiled through into the utility room. There is additional workspace and storage with a further door leading into the rear garden.

On the first floor, the light landing houses the airing cupboard with Potterton Promax boiler, access to the insulated and boarded loft space and doors leading to the bedrooms. Bedroom one has dual-aspect windows, built-in wardrobes and an ensuite with a tiled shower, W.C. and wash hand basin. Bedroom two has a front-facing window and bedroom three overlooks the rear garden. The nicely enclosed and private rear garden is low-maintenance with an astro-turf-style lawn, paved patio area and a very useful storage area to the side. Being enclosed by high-level wooden fence panelling, you also have gated access to the off-road parking. The detached garage has an up-and-over door, power and light connected and roof storage space.

Having been beautifully maintained and cared for by its current owner. This light and airy feeling family home really is move-in-ready. With neutral décor throughout and a still ‘fresh out the box’ feeling, just contact Robinson Reade and one of our experienced and friendly team members will be very happy to show you over.

Other Information

An Estate charge of £199.97 is due every six months. Last payment made in April to BPM Property Management LTD.

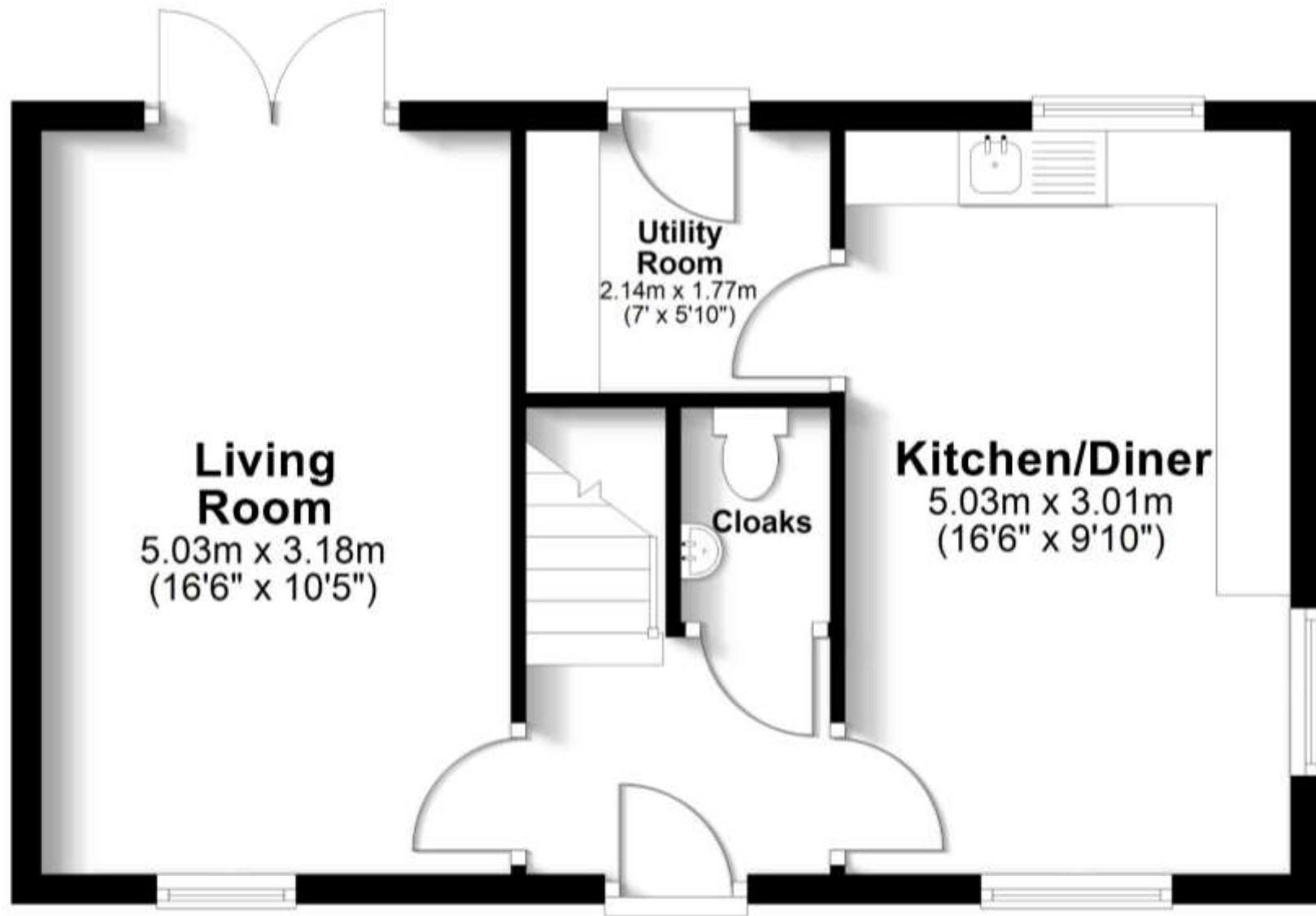
Parking restrictions do apply - check with agent.

Directions

<https://what3words.com/segmented.windpipe.loosed>

Ground Floor

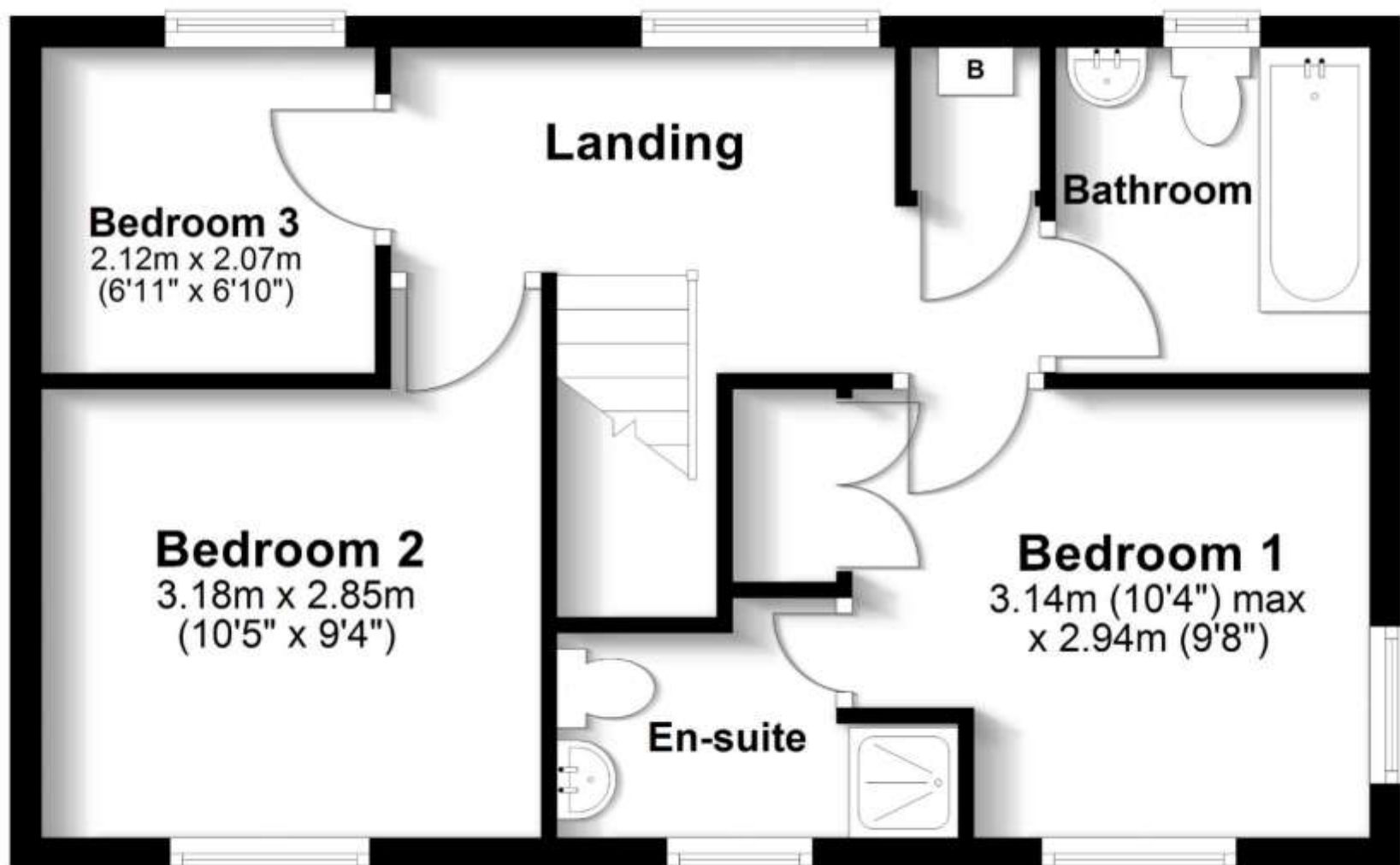
Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 sq. feet)

First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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