



BROOK
INDEPENDENT
ESTATE AGENTS

32 Gillcrest, Titchfield Common, PO14 4SH

A smart extended three bedroom semi detached house with contemporary exterior, two reception rooms, two bathrooms
lovely sizeable kitchen & utility plus excellent driveway parking

£389,950

ACCOMMODATION & FEATURES

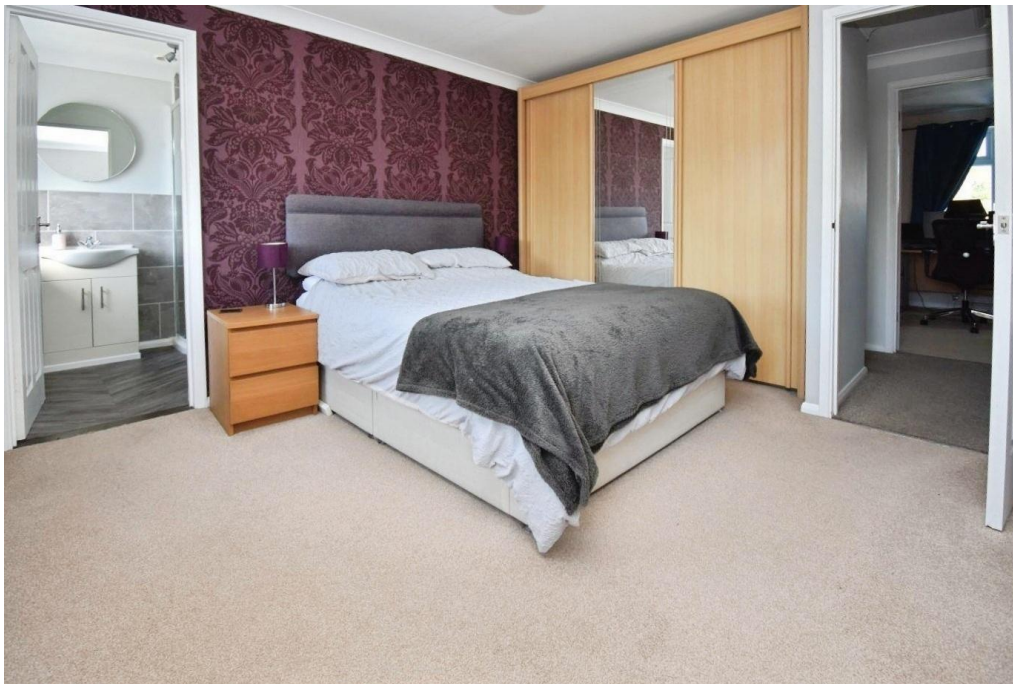
- The exterior of this fine home has on trend charcoal grey double glazed windows, front door, garage and block paved driveway for a very modern contemporary look
- The kitchen is fresh and light providing plenty of preparation and storage space plus there's a handy separate utility room
- The dining room leads out to the conservatory, a great versatile room for year round use, the whole area could be opened up for the desired open plan layout
- The main bedroom has en suite facilities plus plenty of room for a substantial wardrobe, there are two further well proportioned bedrooms & a family bathroom
- The garden is a good size and the conservatory is a great place to relax and enjoy it from
- The flooring on the ground floor is low maintenance , theres carpeting to the first floor – all in all it's a great base providing good long term accommodation for a family without compromise, its perfectly placed near shops and commuter routes plus local schools and facilities.





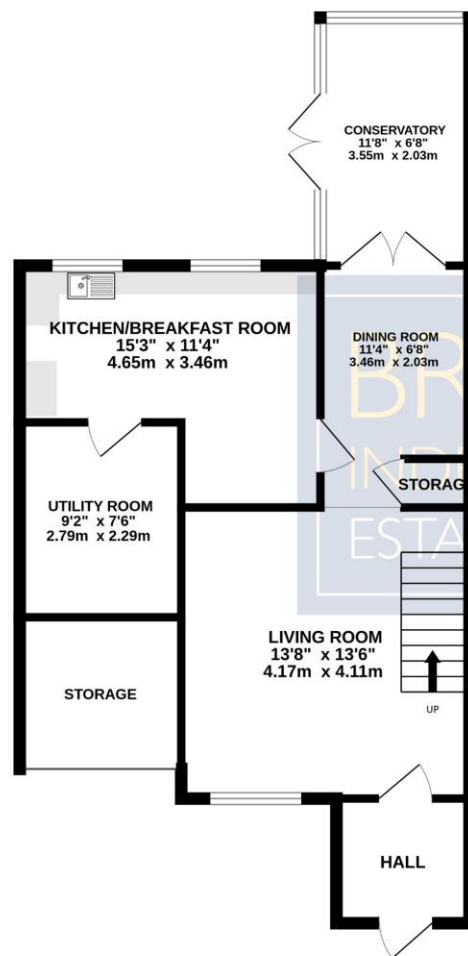
Brook Independent Estate Agents are delighted to present to the market this very well situated three bedroom semi detached house located near to schools of excellent repute, essential main commuter routes plus it's a super short stroll to the thriving commerce centre and big brand stores and gym at Park Gate. Whiteley, Segensworth and Kitescroft are a short drive away as is the Locks Heath Centre with its everyday shopping and community facilities, array of independent shops, popular coffee house and Waitrose supermarket. There are plenty of weekend activities locally, the area is dotted with nature reserves, bike trails and river walks. There's a state of the art leisure centre at Sarisbury plus a restored Mansion house offering bistro dining and drinks. All of these points have seen the area progress as a destination address making this perfectly placed home ideal for those looking for a well presented freehold home in a vibrant area.

The beauty of this home is not only does it provide light bright modern accommodation, its warm and welcoming with a contemporary twist. The neutral décor, quality finish and smart kitchen means it's an exciting place to furnish and style. Everything about this lovely home is right, its got quality and flows so well. To complement the garden can be enjoyed from the super conservatory and with excellent parking to the front and an impressive contemporary façade frontage this is a super house providing long term future proof options for those who need a very convenient base with plenty of amenities and activities. It offers a brilliant base and lifestyle – one to view.

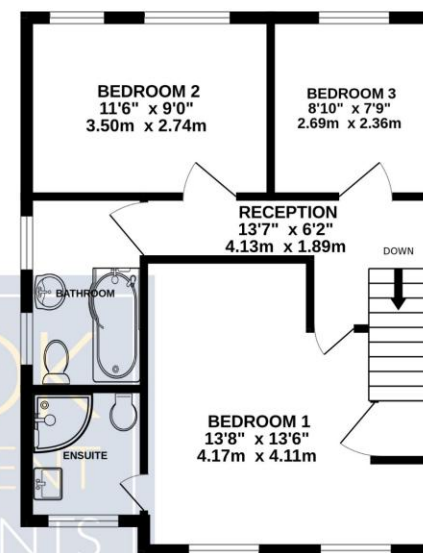




GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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