

Tucked away in a delightful cul de sac within Stubbington is this beautifully presented and extended detached house with four bedrooms, orangery and hobbies/games room.

**The Accommodation Comprises**

UPVC double glazed door to:

**Entrance Hall**

UPVC double glazed window, tiled flooring, stairs to first floor, radiator.

**Cloakroom**

Close coupled W.C, wash hand basin.

**Lounge 18' 6" x 13' 6" (5.63m x 4.11m) maximum measurements**

Spacious room with UPVC double glazed window to front elevation, laminate flooring, radiator.

**Kitchen/ Breakfast Room 16' 5" x 9' 1" (5.00m x 2.77m)**

UPVC double glazed windows and door to rear garden, fitted with a range of base cupboards and matching eye level units, work surface, single drainer sink unit with mixer tap, integrated electric oven and hob, recess for and plumbing for dishwasher, recess for fridge/ freezer, tiled flooring.

**Orangery 9' 6" x 8' 6" (2.89m x 2.59m)**

UPVC double glazed by folding doors to rear garden, roof lantern.

**First Floor Landing**

Access to loft space with ladder and boarded.

**Bedroom One 11' 7" x 9' 7" (3.53m x 2.92m) plus recess**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Two 11' 6" x 7' 2" (3.50m x 2.18m)**

Double aspect with UPVC double glazed windows to front and rear elevations, radiator.

**Bedroom Three 8' 4" x 8' 2" (2.54m x 2.49m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Four 8' 5" x 8' 1" (2.56m x 2.46m)**

UPVC double glazed window to front elevation, built-in storage cupboard, radiator.

**Shower Room 6' 1" x 5' 6" (1.85m x 1.68m)**

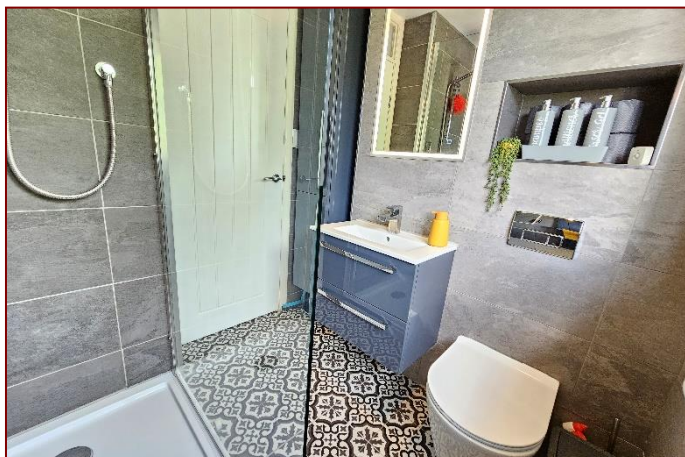
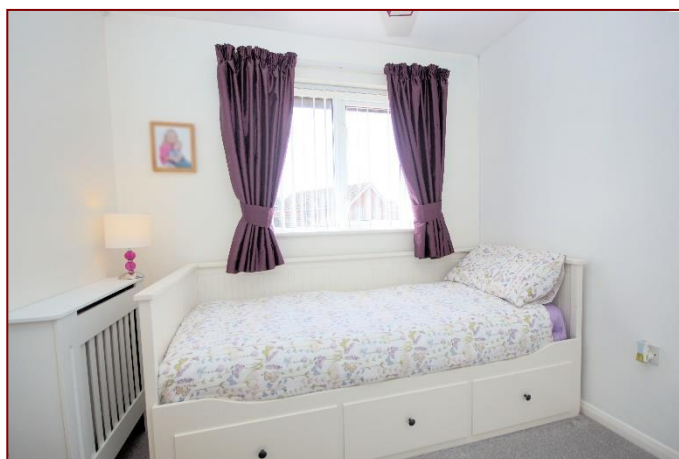
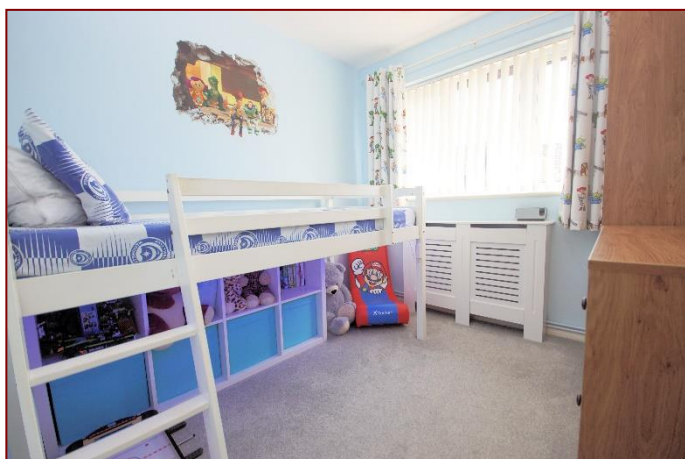
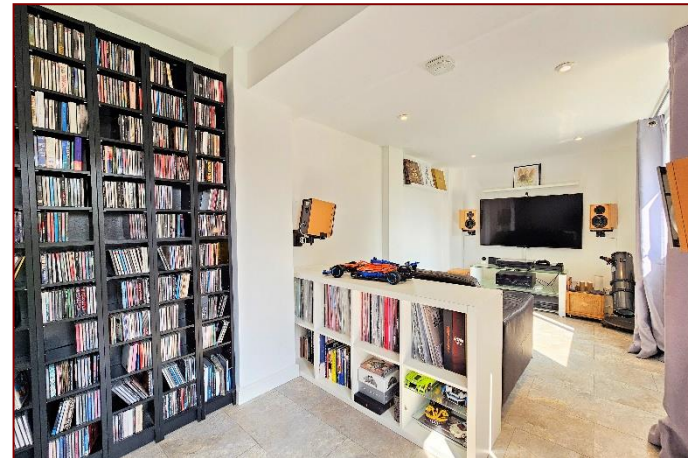
Beautifully refitted with a double shower cubicle and mains shower with rainfall showerhead, wash hand basin set in vanity unit, close coupled WC with concealed cistern system, inset heated mirror with lighting incorporating cabinet, UPVC double glazed window to rear elevation, built-in storage units.

**Garden Studio/Games Room**

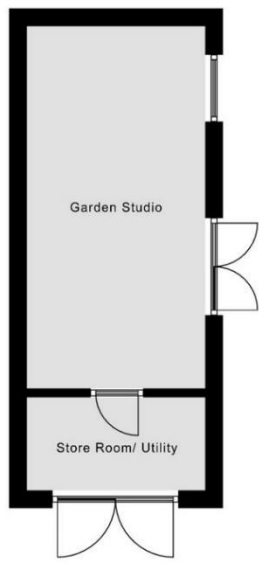
UPVC double glazed windows and double opening doors to garden, ideal office or games room, door to store & utility room.

**Outside**

To the front of the property there is off-road parking, block paved driveway and access to store/ utility, side pedestrian gate providing access to the rear garden. The front garden is laid to lawn with a fine array of flowers and shrubs. The rear garden is enclosed by panel fencing and wall, primarily laid to lawn with patio area.







Tenure: Freehold

Council Tax Band: D

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£475,000

Puffin Crescent, Stubbington, Fareham, PO14 3LG

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

**Fenwicks**

THE INDEPENDENT ESTATE AGENT