

**Tucked away in a sought after cul-de-sac is this double fronted and impressive four bedroom family home which benefits from ample ground floor living accommodation and galleried landing leading to four double bedrooms. There is a detached double garage and enclosed rear garden.**

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Tiled flooring, stairs to first floor, radiator, two windows to front elevation, under stairs storage cupboard.

**Cloakroom**

Extractor fan, pedestal wash hand basin, close coupled WC, continuation of tiled flooring, radiator.

**Lounge 17' 9" x 11' 10" (5.41m x 3.60m)**

Two UPVC double glazed windows to front elevation, radiator, fireplace with marble surround and hearth with electric fire inset (remote-controlled).

**Kitchen/Dining Room 30' 8" x 13' 5" (9.34m x 4.09m)**

UPVC double glazed windows and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, integrated double electric oven, gas hob with extractor hood over, dishwasher, American style fridge/freezer, tiled flooring.

**Utility Room 6' 1" x 5' 2" (1.85m x 1.57m)**

Fitted with a range of base cupboards and matching eye level units (one of which houses the boiler), washing machine, under counter fridge, stainless steel sink unit with mixer tap, radiator, continuation of matching tiled flooring, consumer unit to wall, double glazed door to side of property.

**Study 10' 2" x 7' 8" (3.10m x 2.34m)**

Two UPVC double glazed windows to front elevation, radiator, built-in desk unit and shelving drawer units.

**Landing**

Galleried Landing

Access to loft space, radiator, UPVC double glazed arched window to front elevation, airing cupboard housing water cylinder and shelving.

**Bedroom One 15' 11" max x 12' 1" (4.85m x 3.68m)**

UPVC double glazed window to rear elevation, radiator, built-in wardrobes, door to:

**En Suite**

Extractor fan, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with main shower, radiator, tiled flooring, tiling to half wall.

**Bedroom Two 14' 2" x 9' 10" (4.31m x 2.99m) maximum measurements**

UPVC double glazed window to rear elevation, radiator, two sets of built-in wardrobes one of which has sliding doors.

**Bedroom Three 13' 4" max x 12' 2" (4.06m x 3.71m)**

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

**Bedroom Four 10' 0" x 9' 11" (3.05m x 3.02m) maximum measurements**

UPVC double glazed window to front elevation, built-in wardrobe, radiator, further recess to area with hanging rail.

**Bathroom**

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, separate shower cubicle with mains shower, tiled flooring, radiator, tiling to half wall.

**Outside**

To the front of the property there is a double driveway leading to double garage with remote control twin doors, side pedestrian access, garden laid to shrubs. The rear garden is enclosed by wood panelled fencing primarily laid to lawn with patio area, raised flower beds, Pergola, additional side access, outside lighting and water tap.

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



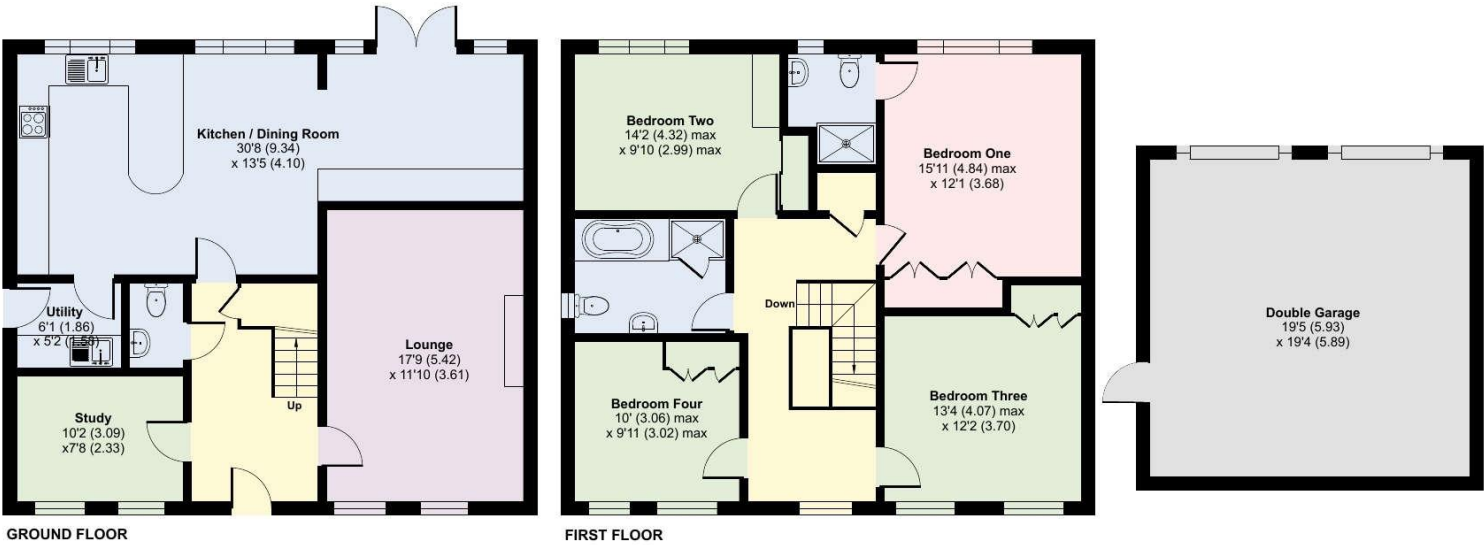


Summerleigh Walk, Fareham, PO14

Approximate Area = 1682 sq ft / 156.2 sq m  
Garage = 376 sq ft / 34.9 sq m  
Total = 2058 sq ft / 191.1 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: F

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1280561

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\*DRAFT DETAILS\*

£695,000  
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