

This beautifully presented, modernised and refurbished property is located in one of Hill Heads' most desirable locations and enjoys partial views of the Solent & Isle of Wight. The property enjoys a light and airy feel with spacious and well presented rooms. Benefits include the superb kitchen/breakfast room, large living room and outside a fantastic garden office/hobbies room.

The Accommodation Comprises
Composite glazed front door to:

Entrance Hall

Stairs to first floor, modern vertical radiator, under stairs storage cupboard, further built in tall cupboards, coat hooks, inset spotlighting.

Cloakroom

Extractor fan, obscured UPVC double glazed window to rear elevation, close couple W.C with concealed cistern, wash hand basin set in vanity unit, tiled flooring, ladder style radiator.

Kitchen/Dining Room

Fitted with a range of base cupboards and matching eye level units, inset sink unit with mixer tap and Quooker hot tap, Range style oven with extractor hood over, integrated Neff electric oven and microwave with plate warming drawer, integrated Neff dishwasher, integrated larger style fridge and freezer, drawer units, island unit incorporating breakfast bar, display units, UPVC double glazed windows and double opening doors to front garden, inset spotlighting, radiator, double opening doors to:-

Lounge/Diner

Part vaulted ceiling with inset spot lighting, UPVC double glazed windows and sliding doors to rear garden, double opening glazed doors returning to hallway, two radiators, log burner effect gas stove.

Landing

UPVC double glazed window to side elevation, access to loft space.

Bedroom One

Coved ceiling, UPVC double glazed window to front elevation with fitted blinds and, UPVC double glazed double opening doors to Juliette balcony with views over the Solents & Isle of Wight, radiator.

Bedroom Two

UPVC double glazed window to front elevation, UPVC double glazed double opening doors to Juliette balcony with views over the Solent & Isle of Wight, radiator

En Suite

Obscured UPVC double glazed window to side elevation, close couple W.C, shower cubicle with mains shower and additional rainfall shower head, ladder style radiator, wash hand basin set in vanity unit.

Bedroom Three

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bathroom

Obscured UPVC double glazed window to rear elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower and additional rainfall shower head, freestanding bath with mixer tab, ladder style radiator, tiled flooring.

Outside

Beautiful enclosed rear garden with landscaped circular lawn areas, shrubs and trees to borders, paved seating area with pergola and lighting, courtesy door to garage. To the front of the property is a driveway that provides ample off road parking, covered parking area and access to garage. The well maintained lawn is alongside the attractive flowerbeds with shrubs and bushes.

Garden Office/Hobbies Room

Inset spotlighting, UPVC double glazed windows and double opening doors to rear garden.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

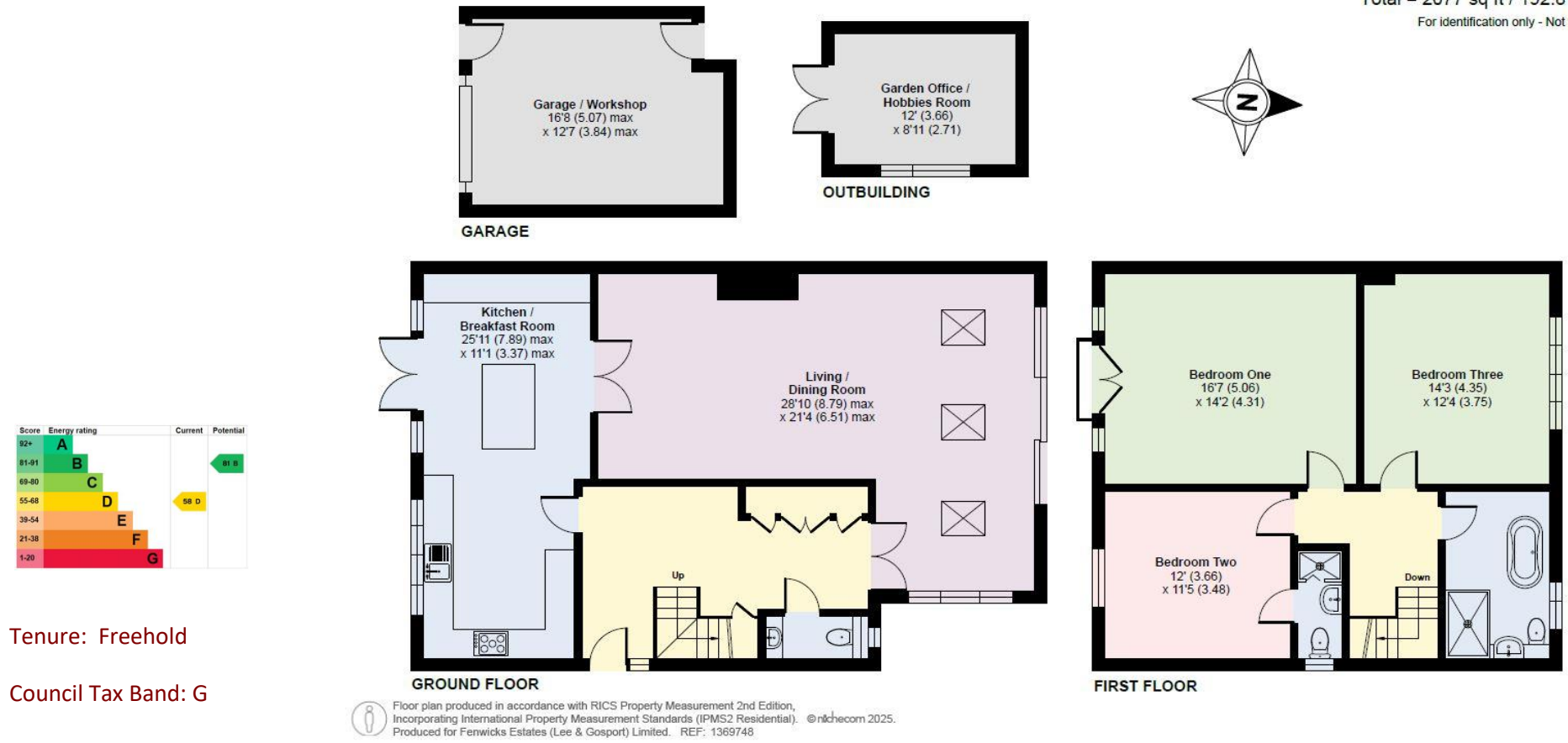
<https://checker.ofcom.org.uk/>

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



Monks Way, Hill Head, Fareham, PO14

Approximate Area = 1769 sq ft / 164.3 sq m
Garage = 202 sq ft / 18.7 sq m
Outbuilding = 106 sq ft / 9.8 sq m
Total = 2077 sq ft / 192.8 sq m
For identification only - Not to scale



Tenure: Freehold

Council Tax Band: G

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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.

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DRAFT DETAILS

£899,950
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