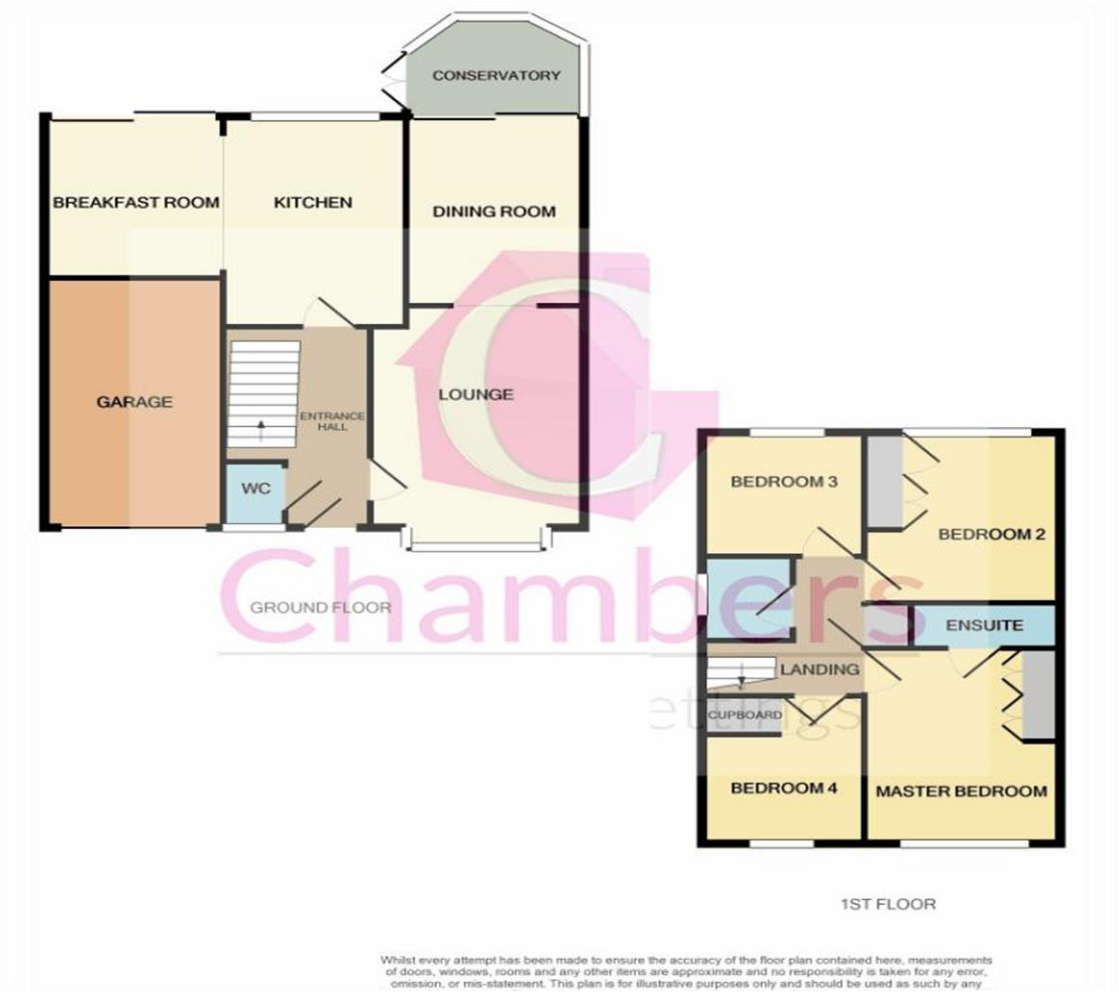

FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this companies employ has authority to make or give representation or warranty in respect of the property.

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56 Marks Tey Road Stubbington Fareham PO14 3NY

£485,000

A very well presented four bedroom detached house situated overlooking a pleasant green on this ever popular 'Charles Church' development. The property has been improved in recent years by the current owner to include a very nicely re-fitted kitchen/breakfast room including appliances and granite work surface and re-fitted En-Suite shower room, other benefits include Lounge and Dining Room, conservatory and southerly aspect 'private' rear garden. This property is sure to attract early interest and therefore we strongly recommend and early internal inspection.

Front Door
Into

Entrance Hallway
Textured coved ceiling, access to under stairs storage cupboard, radiator. Doors to:

Lounge *18' 1" x 12' 3" (5.519m x 3.7456m)*
Textured coved ceiling, walk in bay window to front elevation, television aerial point, telephone point, feature brick fire surround with fitted fire, 2 x radiators.

Dining Room *10' 10" x 9' 8" (3.308m x 2.952m)*
Textured coved coved, sliding patio doors to conservatory, radiator.

Conservatory *11' 4" x 9' 8" (3.444m x 2.952m)*
Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, French style doors to rear garden.

Kitchen/Breakfast Room *18' 6" x 13' 4" nar 12' 2" (5.644m x 4.061m)*
Skimmed ceiling with inset LED lighting, window to rear elevation and patio doors top rear garden, re-fitted range of modern wall and base units complimented by granite work surface, inset 1 1/2 bowl sink with mixer taps, plumbing for washing machine, built in double oven, hob and hood, integrated breakfast bar with seating area, radiator.

Downstairs Cloakroom
Textured ceiling, window to front elevation, re-fitted suite comprising 'Roca' wash hand basin with vanity storage, W.C, radiator.

First Floor Landing
Textured ceiling, access to roof void via drop down loft ladder, access to airing cupboard. Doors to:

Master Bedroom *12' 11" x 10' 11" (3.927m x 3.328m)*
Textured ceiling, window to front elevation, fitted wardrobes, radiator.

En-Suite Shower Room *8' 7" x 3' 3" (2.628m x 0.994m)*
Skimmed ceiling, window to side elevation, re-fitted suite comprising shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage, heated towel rail.

Bedroom 2 *11' 0" x 10' 10" (3.346m x 3.301m)*
Textured ceiling, window to rear elevation, built in wardrobes and chest of drawer unit, radiator.

Bedroom 3 *9' 9" x 8' 11" (2.983m x 2.706m)*
Textured ceiling, window to front elevation, built in cupboard, radiator.

Bedroom 4 *8' 10" x 6' 9" (2.694m x 2.053m)*
Textured ceiling, window to rear elevation, radiator.

Family Bathroom
Textured ceiling, window to side elevation, suite comprising panel bath, W.C, pedestal wash basin, radiator.

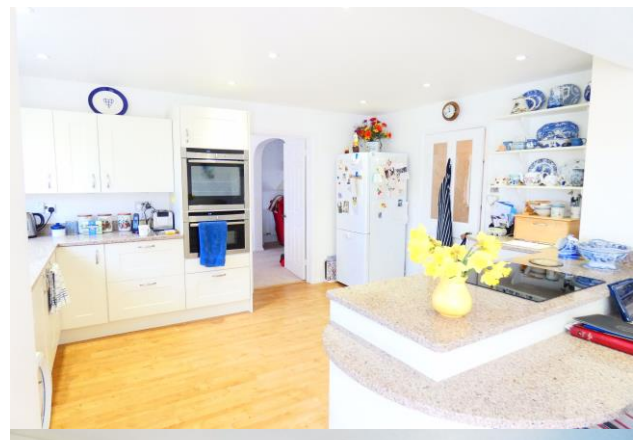
Outside

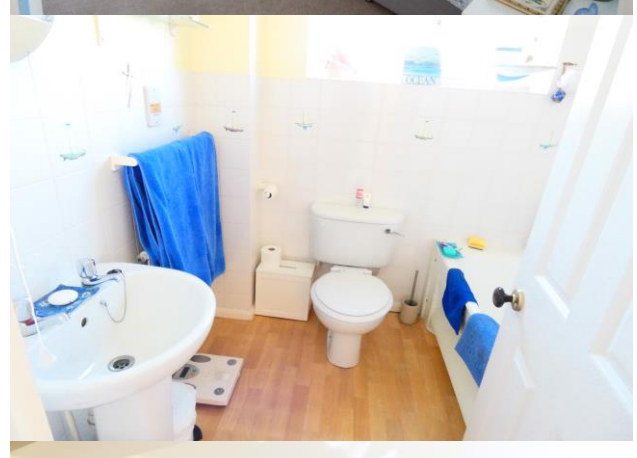
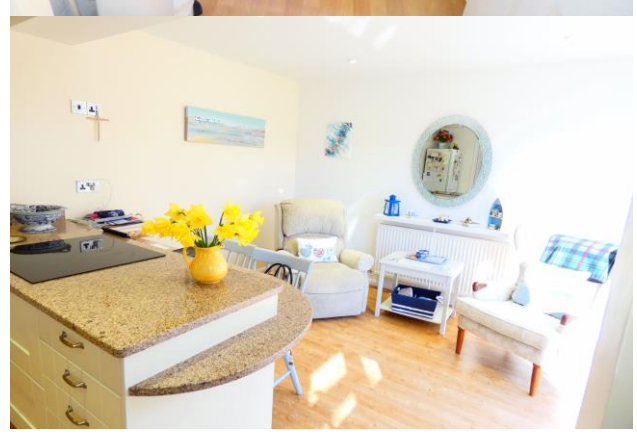
Front Garden
Laid to lawn with borders.

Driveway
Offering off road parking.

Garage
Electric roller door, power and light.

Rear Garden
Accessed via pedestrian gateway, a private southerly aspect rear garden mainly laid to lawn with borders/trees etc and further area laid to patio, side storage.



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