



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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Directions

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**4 Bed
House - Detached
located in Park Gate**



12 Park Glen Park Gate Southampton SO31 6BZ

Offers Over £550,000
Freehold



PRICED TO SELL! Chambers are privileged to be selling this extended four bedroom family home. The property includes a entrance hallway, downstairs cloakroom, study, large family room extension with a VAULTED ceiling and Bi-fold doors. The accommodation consists of a generous lounge with a log burner, a good size refitted kitchen, large family room, utility room, master bedroom with a refitted ensuite and two built in double wardrobes, three further bedrooms also offering built in wardrobes, a refitted bathroom and downstairs cloakroom. Additional benefits include smooth skimmed ceilings throughout and fitted shutter blinds. Outside the rear garden has recently been landscaped to provide a large patio area as well as artificial lawn. This property is highly recommended to be viewed internally to fully appreciate the quality and presentation on offer here. Viewings can be arranged by calling Chambers 01329 665700.

Entrance Hallway

0'0" x 0'0"

UPVC front door, stairs rising to first floor landing, radiator, door to lounge, kitchen and to:

Downstairs Cloakroom

Window to front elevation, refitted with a white low level WC, inset vanity sink unit, radiator.

Study

9'0" x 7'8"

Double glazed window to front elevation, radiator.

Lounge

19'0" x 12'3"

Double glazed window to side elevation, sliding double glazed patio doors to rear elevation, further window to side aspect, feature Log Burner with Oak plinth above, smooth skimmed coved ceiling, two radiators.

Kitchen

15'0" x 8'5"

Double glazed window to front elevation, UPVC door to side driveway, refitted with a range of wall and base cupboard/drawer units with Quartz and solid work tops over, under unit lighting, integrated appliances including electric oven, halogen four burner hob with cooker hood above, integrated slimline dishwasher, inset porcelain sink unit with mixer tap, space for fridge freezer, door to:

Family Room

23'10" x 11'7"

A beautiful vaulted ceiling with velux windows and Bi-fold doors

leading to patio area, access to understairs storage cupboard, feature wood flooring, two vertical modern radiators and two column cast iron horizontal radiators, access to:

Utility Room

7'7" x 6'10"

Window to rear elevations, plumbing for washing machine, space for tumble dryer and further freezer space, wood flooring, radiator.

First Floor Landing

Access to loft via void housing a recently replaced Worcester combination boiler, access to airing cupboard with shelving, doors to:

Master Bedroom

12'7" plus wardrobes x 12'3"

Double glazed window to front elevation, two built in double wardrobes, radiator, door to:

En-Suite

Refitted with a three piece suite comprising of a corner shower cubicle, inset vanity sink unit, low level WC, extractor fan, radiator.

Bedroom Two

10'2" plus wardrobes x 10'0"

Double glazed window to rear elevation, built in double wardrobes, smooth skimmed ceiling, radiator.

Bedroom Three

10'5" x 8'5" plus wardrobe

Double glazed window to front elevation, built in single wardrobe, smooth skimmed ceiling, radiator.

Bedroom Four

8'11" x 7'1"

Double glazed window to rear elevation, built in double wardrobes, smooth skimmed ceiling, radiator.

Family Bathroom

Refitted with a white three piece suite, window to side elevation, panel bath with a separate rainfall shower head above and glazed screen, low level WC, inset vanity sink unit, chrome heated towel rail.

Front Garden

Block paved driveway leading to garage and pathway to front door.

Rear Garden

Recently landscaped with area laid to patio accessed from the lounge and family room, further area laid to artificial lawn, bordered by shrubs and oak sleepers, additional area laid to pebbles, fully fence enclosed with outside lighting and side pedestrian access gate.

Single Garage

8'11" x 8'2"

The remaining garage (partly converted to provide Utility Room) space is accessed via a remote controlled electric roller door, power and light.

Park Glen

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax E. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

