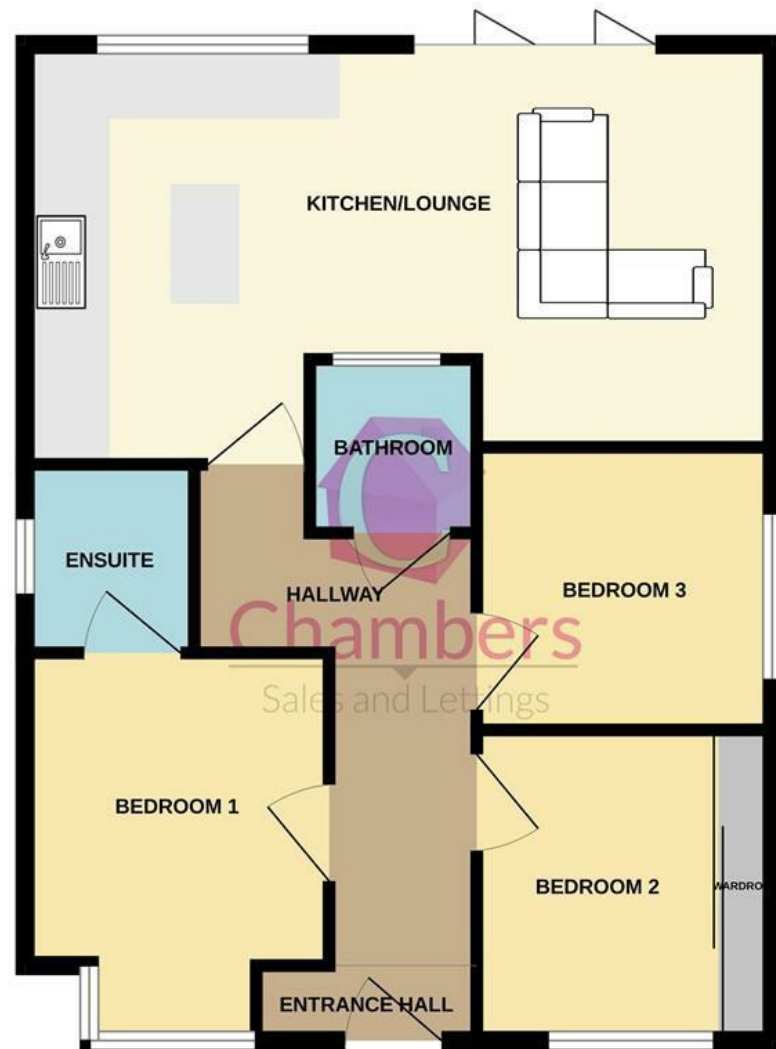


GROUND FLOOR



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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Stubbington

**12 Glyn Way
Stubbington
Fareham
PO14 2PH**

Offers In The Region Of £649,995
Freehold

 3
  2
  1
  C

Refurbished from the roof down, this three bedroom extended detached bungalow has been finished to the very highest standard by its builder owner. The property has many discerning features such as large En-Suite to the Master bedroom, feature vaulted ceiling to the lounge/dining room, fully fitted kitchen with many appliances and beautifully fitted family bathroom. Outside the property offers driveway parking continuing behind secure gates to the attached garage, and larger than average fully enclosed westerly aspect rear garden. Being situated a short walk to the village and near by beach, this property must be viewed to fully appreciate.

Front Door

Into:

Entrance Hallway

Skimmed ceiling, access to roof void via pull down loft ladder (housing Baxi Combi boiler, and fully boarded), feature vertical radiator.

Lounge/Diner

15'5" x 13'5"

Not incl alcove area 3.307x1.313

Skimmed and vaulted ceiling with L.E.D lighting, television aerial point, bi-fold doors overlooking rear garden, feature glazed gable end, 2 x vertical radiators.

Kitchen Area

16'2" x 12'6"

Skimmed ceiling with roof lantern, fully fitted range of wall and base units with Quartz work surface over, inset sink with mixer tap and a further array of larder style cupboards, island with quartz worksurface over, five burner induction hob, feature units including pan drawers, bin storage etc, twin built in smart touch ovens, washer/drier, 70/30 fridge/freezer, built under fridge, integrated washer/dryer feature bar unit.

Master Bedroom

15'6" nar 12'0" x 13'5"

Skimmed ceiling, walk in bay window to front elevation, feature bedside lighting and central lighting point, vertical radiator.

En-Suite Shower Room

9'0" x 6'9"

Skimmed ceiling with extractor fan, window to side elevation, suite comprising wet room style walk in shower (screened) with rainfall style shower, wash hand basin with vanity storage and feature wood block work surface, W.C, heated towel rail.

Bedroom 2

11'11" x 10'11" max

Skimmed ceiling, window to front elevation, fitted range of wardrobes to one wall, vertical radiator.

Bedroom 3

11'2" x 10'11"

Skimmed ceiling, window to side elevation, radiator.

Family bathroom

7'10" x 5'11"

Skimmed and vaulted ceiling with glazed gable end, suite comprising bath tub with rainfall shower over and handheld shower attachment, wash hand basin with vanity storage below, W.C, heated towel rail.

Outside

Driveway

Offering off road parking. Double vehicular access gates leading to:

Garage

13'1" x 7'6"

Electric roller door, power and light, personal security door to rear garden.

Rear Garden

51'3" x 41'3"

A fully enclosed rear garden with private westerly aspect, laid to lawn with borders and integrated 'Rain-Bird' irrigation system, further area laid to granite patio, outside lighting and tap, side pedestrian access and rear pedestrian access gate.

Recently installed bespoke large open facing summer house with power and light.

Enclosed Courtyard

17'9" x 7'10"

Situated in front of the garage behind access gates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

