



Directions

Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



**4 Bed
House - Detached
located in Downend**



31 The Thicket Downend Fareham PO16 8QA

Asking Price £695,000
Freehold



This four bed extended detached house is situated in the sought after area of 'Down End' within catchment for the ever popular Cams secondary school, fantastic commuting options via the M27 and both Fareham Portchester station. The integral garage and driveway offers off road parking for several cars and there is a delightful private southerly aspect rear garden. The property comprises of a four well proportioned bedrooms, En-Suite to the Master, large re-fitted family bathroom, large re-fitted Kitchen/Breakfast room and 37' Lounge/Diner. No Forward Chain!

Entrance Hall

Skimmed ceiling, access to under stairs storage cupboard, radiator. Doors to:

Downstairs Cloakroom

Skimmed ceiling, window to front elevation, re-fitted suite comprising W.C, inset wash hand basin with vanity storage, radiator.

Lounge/Dining Room

37'6" x 11'10"

Skimmed covered ceiling, window to front and side elevations, French style doors to rear garden, inset feature fire, 3 x radiators.

Kitchen/Breakfast Room

19'10" x 17'6"

Skimmed ceiling, window to rear elevation, French style doors to garden, access to larder cupboard, re-fitted range of modern wall and base units with work surface over, inset 'Franke' 1 1/2 bow sink with mixer taps, eye level Bosch double oven, with further steam oven and single over, five burner gas hob, canopy hood, integrated dishwasher and fridge, breakfast bar incorporating island and seating area, feature vertical radiator.

Utility

8'1" x 4'7"

Plumbing for washing machine and space for tumble drier.

First Floor Split Level Landling

Skimmed covered ceiling, access to roof void, access to double door storage cupboard. Doors to:

Master Bedroom

11'10" x 10'11"

Textured ceiling, window to front elevation, fitted furniture including wardrobes and vanity table, radiator.

Ensuite

7'4" x 5'3"

Skimmed ceiling, window to front elevation, extractor fan, re-fitted suite comprising shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage below, feature vertical radiator.

Bedroom 2

11'4" x 9'7"

Skimmed ceiling, window to rear elevation, fitted wardrobes, radiator (measurement does not include wardrobe area).

Bedroom 3

15'5" x 8'2"

Skimmed covered ceiling, window to rear and front elevations, fitted furniture including wardrobes and vanity table, radiator.

Bedroom 4

8'11" x 8'3"

Textured covered ceiling, window to rear elevation, fitted wardrobes, radiator.

Family Bathroom

13'9" x 5'7"

Skimmed ceiling, window to side elevation, extractor fan, suite comprising bath tub with central filler tap, walk in double shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage, feature vertical heated towel rail.

Front Garden

A landscaped frontage with water feature.

Driveway

A paved driveway offering off road parking for three cars.

Garage

Up and over door, power and light.

Rear Garden

A fully enclosed private southerly aspect rear garden, mainly laid to lawn with mature borders and sandstone patio, outside tap, lighting and power points, side storage with pedestrian gateway with further pedestrian gateway to opposite side of the property.

31 The Thicket

Traditional construction with tiled roof, with area of flat roofing over extension.

Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : E

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>

The vendor has experienced no flooding in the past 5 years

The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you

visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch>



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current: 69		Potential: 79

England & Wales EU Directive 2002/91/EC

Portchester
427

Map data ©2024 Google