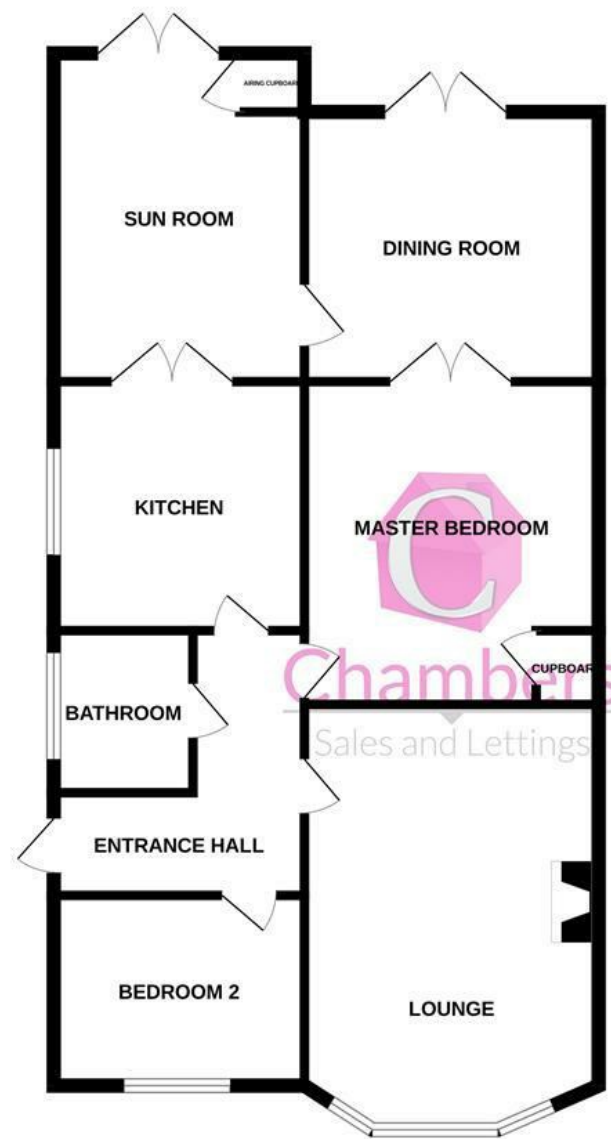


GROUND FLOOR



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  
Fareham  
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Stubbington

# 4 Cuckoo Lane Stubbington Fareham PO14 3PF

Offers Over £350,000  
Freehold



Situated on a corner plot with very large paved driveway offering off road parking for numerous vehicles leading to detached garage, this two bedroom semi detached bungalow is a must view. The property offers enclosed rear garden, pitched roof extension and additional sun room. Situated conveniently to the village and local beach you really do need to book early to avoid disappointment!

## Front Door

Into:

## Entrance Hallway

UPVC front door, access to loft via void. radiator.

## Lounge

15'7" x 12'4"

Double glazed window to front elevation, feature fireplace, radiator.

## Dining Room

10'2" x 8'11"

Double glazed French doors to rear garden, inset spotlights to ceiling, wood flooring, radiator.

## Kitchen

10'2" x 8'10"

Fitted with a range of units, one and half bowl sink unit with mixer tap, integrated fridge, space for slimline dishwasher, plumbing for washing machine, wall mounted boiler, radiator.

## Sun Room

10'4" x 9'2"

Double glazed French doors to rear garden, access to airing cupboard, wood flooring, radiator.

## Bedroom 1

12'4" x 10'11"

Double glazed French doors into sun room, radiator.

## Bedroom 2

9'2" x 7'6"

Double glazed window to front elevation, radiator.

## Family Bathroom

Refitted with a white suite comprising of panel bath with shower mixer tap over, pedestal wash hand basin, WC, ceramic tiled floor, half tiled walls, radiator.

## Outside

### Rear Garden

A fully enclosed rear garden benefitting from mature hedgerow, mainly laid to lawn with borders and patio.

### Driveway

A much larger than average paved driveway offering off road parking for numerous cars, motorhome etc. Leading to:

### Detached Garage

Accessed via the remote controlled roller door, window to rear, pitched roof for storage, side door.



Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

