



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Fareham
PO14 2TG**

Offers Over £500,000
Freehold

 4
  2
  2
  C



A modern four bedroom detached house built by Messrs David Wilson Homes with many benefits including a beautiful kitchen/dining room overlooking the rear garden, En-Suite to the Master bedroom, downstairs cloakroom and parking for at least two cars plus a detached garage with the rear section partitioned offering potential for a home office. This property really does need to be viewed to appreciate the immaculate conditions throughout. Call Chambers Sales & Lettings on 01329 665700 and arrange your internal inspection today!

Front Door

Into:

Entrance Hallway

Skimmed coved ceiling, Karndean flooring, access to under stairs storage cupboard, feature radiator. Doors to:

Lounge

15'11" x 11'0"
Skimmed coved ceiling, double glazed bay window to front elevation with shutters, television aerial point, telephone point, feature vertical radiator and further radiator.

Kitchen/Dining Room

19'5" x 14'3" nar 12'9"
Skimmed coved ceiling, 2 x double glazed windows to rear elevation with shutters, French style doors to rear garden, fitted range of modern wall and base units with quartz work surface over, inset Butler style sink with mixer taps, space for cooker range with enclosed hood over, space for American style fridge/freezer and plumbing for washing machine, built in dishwasher, feature breakfast island incorporating cupboards and seating area, Karndean flooring, decorative shelving, feature vertical radiator.

Downstairs Cloakroom

7'2" x 3'1"
Skimmed coved ceiling, double glazed window to side elevation with shutter, W.C, pedestal wash basin, ceramic tiled flooring, radiator.

First Floor Landing

Skimmed coved ceiling, access to roof void (Agents Note: ideal subject to the appropriate works to convert to further living space), access to airing cupboard. Doors to:

Master Bedroom

13'6" x 9'1"
Skimmed coved ceiling, double glazed window to front elevation with shutters, fitted triple door wardrobe, radiator.

En-Suite Shower Room

7'10" x 3'10"
Skimmed ceiling, double glazed window to side elevation with shutters, recently re-fitted suite comprising double shower cubicle, W.C, pedestal wash basin, shaver point, heated towel rail.

Bedroom 2

11'5" x 8'1" min
Skimmed coved ceiling, double glazed window to rear elevation with shutters, double door wardrobe, radiator.

Bedroom 3

8'8" min x 7'2"
Skimmed coved ceiling, double glazed window to rear elevation with shutters, double door wardrobe, radiator.

Bedroom 4

8'3" x 7'5"
Skimmed coved ceiling, double glazed window to front elevation with shutters, double door wardrobe, radiator.

Family Bathroom

7'0" x 5'10"
Skimmed coved ceiling, double glazed window to side elevation with shutter, suite comprising panel bath with mixer tap, inset wash hand basin with vanity storage and W.C with concealed cistern, shaver point, heated towel rail, laminate flooring.

Outside

Driveway
The driveway offers off road parking, with double vehicular access gates providing secure parking. Leading To:

Detached Garage

20'0" x 9'8" min
Twin access doors, power and light, eaves storage, personal door to garden. There is a partition wall at the back to create a storage area or this could be a useful area for a home office etc.

Rear Garden

A fully enclosed rear garden offering a great degree of privacy, mainly laid to lawn with raised flower beds, area directly to the rear of the property laid to patio with further patio area at the rear, barked area which is useful for a bbq etc, side pedestrian gateway leading to driveway.

Summerleigh Walk

Management company - First Port take a service charge which the seller believes to be approximately £350 per annum. This covers the maintenance and services within Summerleigh Walk.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		89
(81-91)	B	78	
(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	

