



TOTAL FLOOR AREA : 1560 sq.ft. (145.0 sq.m.) approx.

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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£630,000
Freehold



A beautifully presented four bedroom detached house situated in a popular residential location with the benefit of re-fitted Family Bathroom and En-Suite as well as re-fitted Kitchen/Breakfast room. The property offers generous family accommodation throughout comprising Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room and Cloakroom to the ground floor with four well proportioned bedrooms to the first floor, with family bathroom and the Master having an En-Suite shower room. Outside there is a landscaped southerly aspect rear garden, driveway parking and double integral garage. View today to fully appreciate this quality property.

Entrance Hallway

Accessed via a Composite front door, wood flooring, stairs to first floor, access to understairs storage cupboard, further full height storage cupboard, two radiators, smooth skimmed covered ceiling.

Lounge

21'4" max x 11'5" (6.50 max x 3.48)

Feature double glazed bay window to front elevation, further window to side, fitted fireplace with living flame gas fire, two radiators, smooth skimmed coved ceiling, two separate glazed oak doors hallway.

Kitchen/Breakfast Room

21'3" x 15'6" nar 9'4" (6.48 x 4.73 nar 2.85)

Refitted with a comprehensive range of wall and base cupboard/drawer units incorporating two trolley larders, Quartz work surfaces with Butler sink and chrome mixer tap, integrated five burner Neff hob, double eye level Neff oven with plate warmer beneath, space for American style fridge freezer, plumbing for washing machine, wood flooring, space for breakfast table and chairs with French style doors to rear garden, two double glazed windows to rear elevation, inset spotlights to ceiling, radiator, door to:

Dining Room

13'0" x 8'11" (3.96 x 2.72 (3.97 x 2.71))

Double glazed window to rear elevation, radiator, smooth skimmed coved ceiling.

Utility room

8'3" x 5'8" (2.51 x 1.73)

Door to rear garden, Fitted wall and base/cupboard units incorporating Vaillant Boiler (refitted in 2021), inset one and half bowl sink unit, plumbing for washing machine, space for tumble dryer, ceramic tiled floor, radiator, access to roof void, door to double garage.

Downstairs Cloakroom

Refitted with a white suite comprising of a concealed WC, inset vanity sink unit with mixer tap, ceramic tiled floor, chrome heated towel rail.

First Floor Landing

Access to partly boarded loft, access to shelved airing cupboard with hot water tank, doors to all first floor rooms.

Master Bedroom

13'4" plus wardrobes x 11'2" (4.06 plus wardrobes x 3.40)

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

En-Suite Shower Room

Refitted with a white suite comprising of a corner shower cubicle, inset vanity sink unit with mixer tap and storage cupboards, concealed WC, ceramic tiled floor, extractor fan, chrome heated towel rail.

Bedroom Two

19'0" x 8'4" (5.79 x 2.54)

Double glazed window to front elevation, radiator.

Bedroom Three

11'11" x 10'8" (3.63 x 3.25 (3.64 x 3.26))

Double glazed window to rear elevation, radiator.

Bedroom Four

10'1" x 9'3" plus recess (3.07 x 2.82 plus recess)

Double glazed window to rear elevation, radiator, access to eaves storage cupboard, recess for wardrobe, smooth skimmed coved ceiling.

Family Bathroom

Double glazed window to side elevation, fitted with a panel bath with mixer tap and separate shower over and glazed shower screen, WC, inset vanity sink unit, ceramic tiled floor, extractor fan, chrome heated towel rail.

Rear Garden

Area immediately behind house laid to a generous patio area, further area laid to lawn, numerous raised flower/shrub beds, fully fence enclosed, side pedestrian access gate, outside tap, outside lighting. This garden offers a favourable SOUTH FACING ASPECT.

Driveway/Frontage

Driveway laid to shingle with parking for 2/3 cars, adjacent to a lawned area bordered by a high hedgerow.

Double Garage

Twin remote controlled electric doors, eaves storage space, double glazed window to side elevation,power and light, door to utility room,

Property Information

Traditional construction under a tiled roof.

Council: Fareham

Council Tax: F

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2, Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Double Garage and Driveway Parking

