

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**



1 Walnut Drive  
Stubbington  
Fareham  
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£379,950  
Freehold



A very well presented two bedroom semi detached bungalow situated in an enviable location convenient both to the village and local beach. The property has been much improved over recent years to include re-fitted kitchen and shower room, replacement boiler and fitted wardrobes to the Master bedroom. Other benefits include low maintenance landscaped rear garden, driveway parking, detached garage and the addition of a conservatory.

**Front Door**

**Entrance Hallway**  
Skimmed coved ceiling, access to roof void.

**Lounge**  
13'11" x 12'0" (4.26 x 3.68)  
Textured coved ceiling, walk in bay window to front elevation, feature fire surround, vertical radiator.

**Kitchen**  
10'0" x 9'8" (3.05 x 2.96)  
Skimmed ceiling, window to side elevation, patio doors to conservatory, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, built in oven and microwave oven, hob and cooker hood, space and plumbing for washing machine, space for under counter fridge and freezer units, concealed wall mounted replacement combination boiler (approx 1 year old).

**Conservatory**  
9'8" x 7'3" (2.96 x 2.21)  
Constructed from PVCu double glazed elevations under a poly carbonate roof, French style doors to rear garden.

**Bedroom 1**  
12'4" x 8'8" min (3.77 x 2.65 min)  
Coved ceiling, window to rear elevation, fitted range of wardrobes to one wall, radiator.

**Bedroom 2**  
9'1" x 7'9" (2.78 x 2.37)  
Skimmed ceiling, window to front elevation, radiator.

**Shower Room**  
6'0" x 5'6" (1.83 x 1.68)  
Skimmed ceiling with extractor fan, window to side elevation, re-fitted suite comprising shower cubicle, wash hand basin with vanity storage below, W.C, tiled flooring,vertical heated towel rail.

**Outside**

**Front Garden**  
Corner plot garden laid to lawn offering the potential subject to permission for further parking.

**Driveway**  
A double width driveway offering off road parking. Leading to

**Detached Garage**  
16'4" x 8'0" (4.99 x 2.46)  
Electric roller door, power and light, window to rear elevation, door to rear garden.

**Rear Garden**  
A fully enclosed landscaped rear garden with two areas laid to patio, further area laid to lawn.

**Courtyard Area**  
A further enclosed courtyard area laid to low maintenance brick pavers with feature raised flower bed and side pedestrian gateway.

