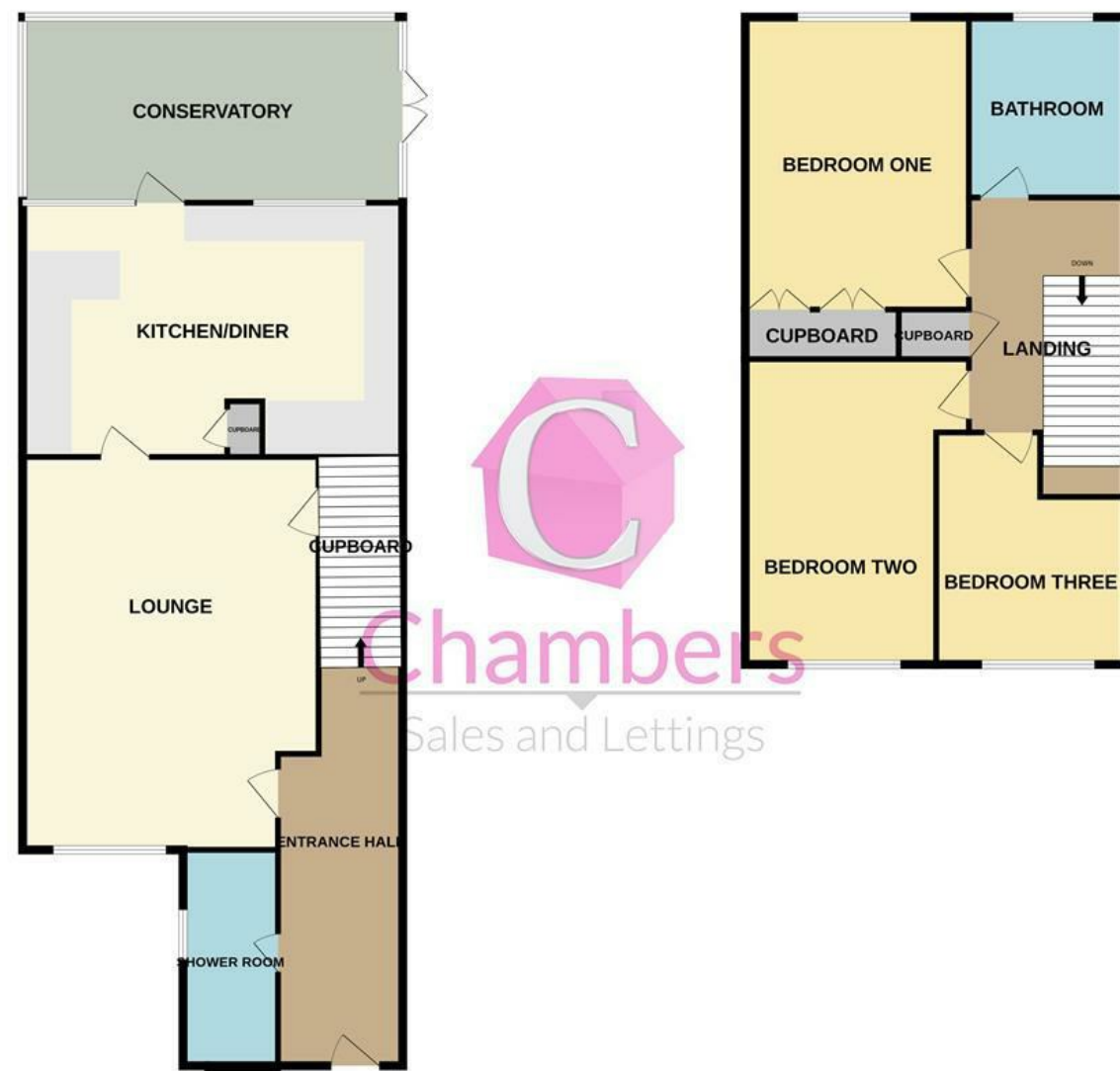
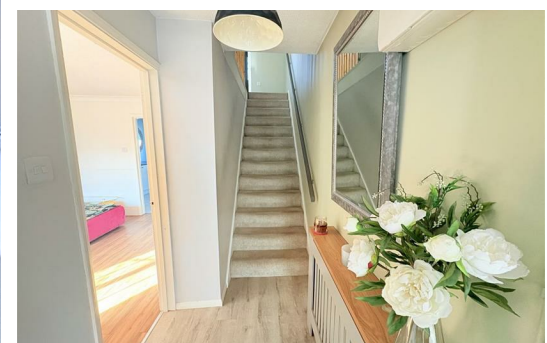
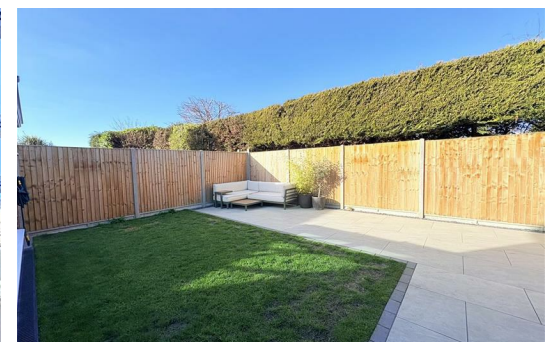


GROUND FLOOR

1ST 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

40 Puffin Crescent

Fareham
PO14 3LG

Offers Over £399,950
Freehold



This stunning extended three bedroom detached property is in TRULY IMMACULATE decorative order throughout. The property on the ground floor offers entrance hallway, superb downstairs shower room, lounge, kitchen/breakfast room and a large glass roof conservatory. The first floor benefits from a refitted bathroom and three bedrooms with fitted wardrobes to the master bedroom. Outside there is ample parking on the newly laid block paved driveway which leads to the detached single garage. The rear is landscaped with low maintenance in mind and offers a great deal of privacy. To avoid missing out on this super quality detached home please call Chambers Sales and Lettings.

Entrance Hallway

Accessed via a composite front door, stairs to firs floor landing, radiator, Malmo flooring, door to lounge and to :

Downstairs Shower Room

Double glazed window to side elevation, concealed WC, vanity wash hand basin with mixer tap, fully enclosed shower cubicle, inset spotlights to ceiling, extractor fan.

Lounge

13'10" x 11'7" (4.22 x 3.54)

Double glazed window to front elevation, laminate flooring, feature wood wall paneling, radiator, door to:

Klitchen/Breakfast Room

15'1" x 10'7" (4.60 x 3.23)

Double glazed window and door to rear elevation, fitted with a comprehensive range of wall and base cupboard/drawer units with work surfaces over, inset porcelain sink with mixer tap, integrated appliances including double oven, 5 burner gas hob and cooker hood over, space for fridge freezer, space for slimline dishwasher, plumbing for washing machine, fitted breakfast bar, ceramic tiled floor, modern radiator.

Conservatory

15'0" x 8'9" (4.59 x 2.68)

Constructed of glazed elevations under a pitched glass roof upon a dwarf brick wall, ceramic tiled floor, UPVC French doors to garden, ceiling light.

First Floor Landing

Access to loft via void, airing cupboard housing hot water tank, door to three bedrooms and family bathroom.

Master Bedroom

10'5" plus wardrobes x 8'5" (3.20 plus wardrobes x 2.57)

Double glazed window to rear elevation, two fitted double wardrobes, laminate flooring, radiator.

Bedroom Two

12'2" x 7'5" (3.71 x 2.28)

Double glazed window to front elevation, laminate flooring, radiator.

Bedroom Three

9'2" x 7'5" (2.81 x 2.28)

Double glazed window to front elevation, overstairs bulk head, radiator.

Family Bathroom

Refitted with a white suite comprising of panel bath, concealed WC, inset vanity sink unit, inset spotlights to ceiling, extractor fan, heated towel rail.

Rear Garden

A beautiful landscaped rear garden with a side access gate, fully fence enclosed, main area laid to lawn, large patio area and personal door to garage. This garden is low maintenance and offers a. high degree of privacy and seclusion,

Detached Single Garage

17'1" x 8'3" (5.23 x 2.52)

With up and over door, power and light and eaves storage space.

Property Information

Traditional construction under a tiled roof

Council Tax: D

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

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

Parking: Driveway and garage

