SOLD BY
Sarah Oliver

Call: 02394 217317
Whatsapp: 0793 283 1587
Email: sarah@soldby.uk
Social media: @soldbySarahOliver
Website: www.soldby.uk

40 Puffin Crescent

Fareham, PO14 3LG

Guide price £425,000

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An excellent opportunity to purchase this immaculate three bedroom detached family home, occupying a pleasant position within a quiet cul-de-sac, offered with NO FORWARD CHAIN. The property has been thoughtfully improved by the current owners and offers well presented, versatile accommodation arranged over two floors, together with a private landscaped rear garden, multiple bathrooms, a garage and block paved driveway.

The property is approached via a welcoming entrance hall, providing access to the ground floor accommodation and stairs rising to the first floor. The spacious living room is a comfortable and inviting reception space, ideal for relaxing with ample space for multiple sofas and other furnishings. The layout then flows through to the impressive kitchen/breakfast room, which forms a practical and sociable heart to the home. The kitchen provides a good range of fitted storage and worktop pace, with integrated appliances such as an oven with gas hob and extractor fan, as well as plumbing for a dishwasher and space for a fridge freezer. There is a useful utility cupboard complete with plumbing for washing facilities.

A particular highlight is the large glass roof conservatory, which creates a bright and versatile additional living area. With doors providing access to the garden, this excellent space could be used as a dining area, family room, playroom or simply somewhere to enjoy the outlook over the garden throughout the year.

The ground floor is further enhanced by a shower room, conveniently positioned off the entrance hall, complete with a W.C toilet, towel radiator, sink with storage unit and a shower.

To the first floor are three well proportioned bedrooms, providing flexible accommodation for a growing family, guests or those requiring a home office. The master bedroom benefits from fitted wardrobes, offering excellent built-in storage. Bedroom two is another excellent double, whilst bedroom three makes a great single room, home office or nursery.

Completing the first floor accommodation is a contemporary family bathroom, featuring a bath, toilet, sink with fitted storage unit and towel radiator.

Outside, the home benefits from a private landscaped rear garden, providing an attractive space for outdoor entertaining, relaxing and family activities. There is a side access gate, and direct access to the garage.

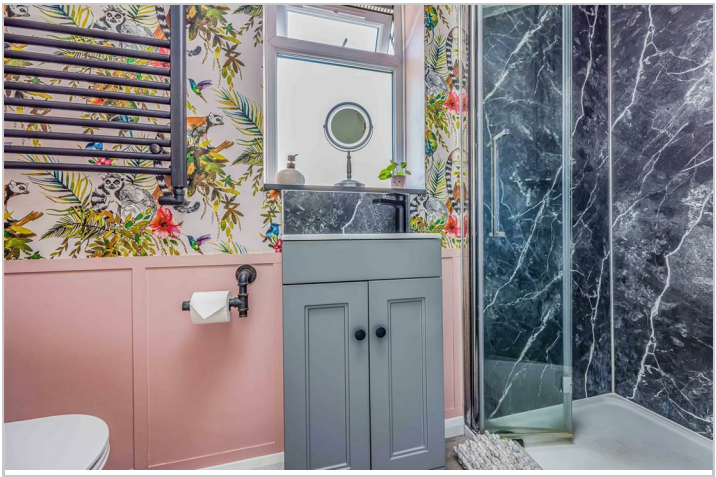
To the front, the property enjoys a large recently laid block paved driveway, providing generous off road parking and leading to a detached single garage. The garage offers useful additional parking and storage or could also provide a workshop or hobby space.

Situated in a popular cul-de-sac location, this attractive home combines a practical and well planned layout. The extended accommodation, fitted kitchen and multiple bathrooms, generous conservatory, private garden, ample parking and detached garage all contribute to a property that offers excellent versatility for modern family life.

Viewings are highly advised, please contact us to arrange your appointment.

Tel: 02394 217317

- NO FORWARD CHAIN
- DETACHED THREE BEDROOM HOUSE
- DRIVEWAY & GARAGE
- DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM
- QUIET CUL-DE-SAC
- MODERN FITED KITCHEN / BREAKFAST ROOM
- GLASS ROOF CONSERVATORY
- EXCELLENT CONDITION THROUGHOUT

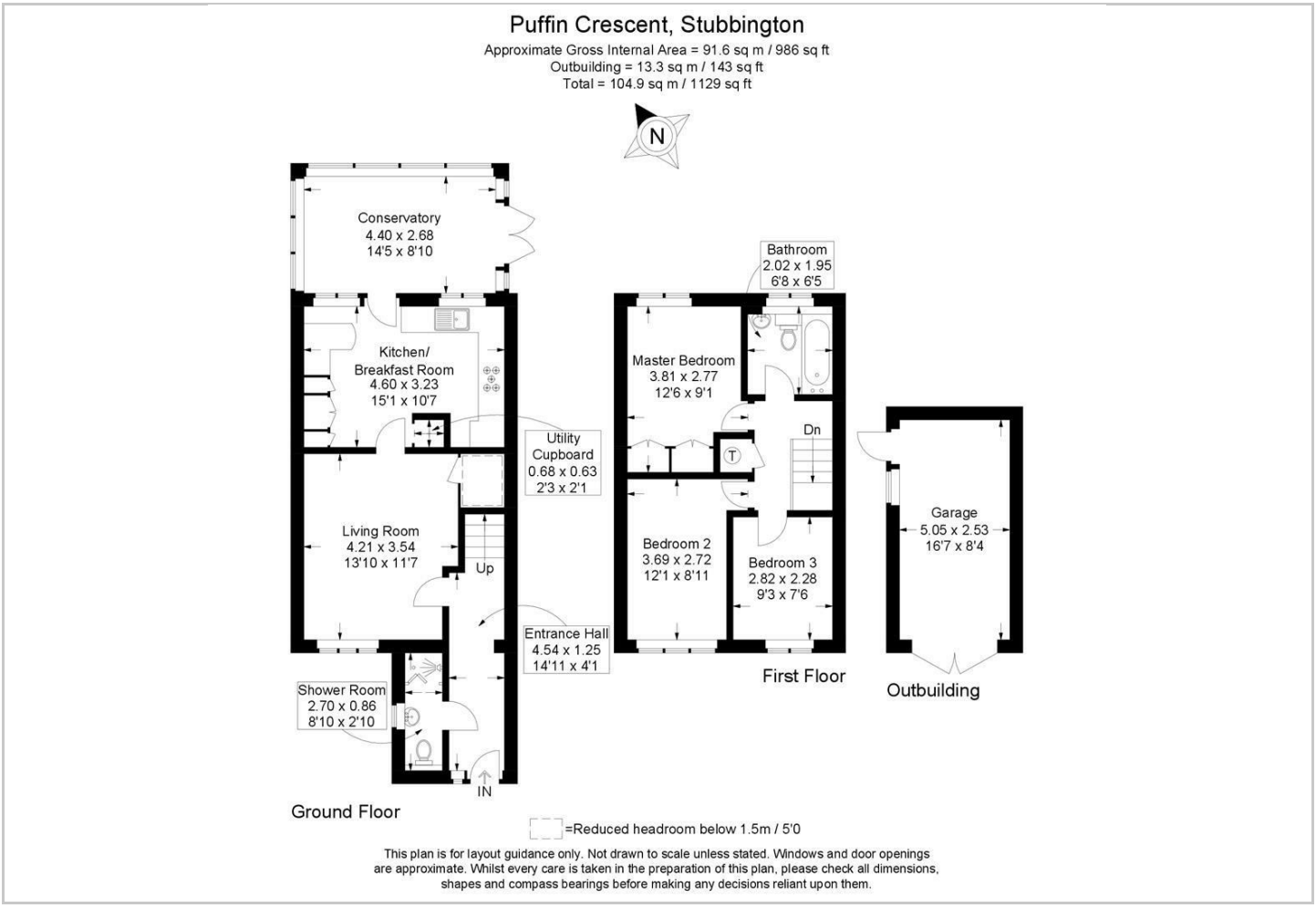


Road Map

Hybrid Map

Terrain Map

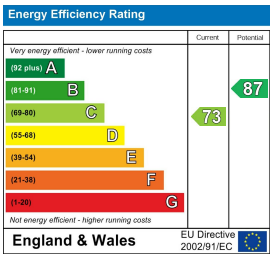
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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