

Four/five bedroom detached family home in a highly sought after location of Fareham with two ensuite facilities, two reception rooms, stunning kitchen/breakfast room, utility room, off road parking for numerous vehicles, garage and generous enclosed rear garden with two sun terraces.

The Accommodation Comprises:-

Front door into:

Entrance Porch:- 8' x 5' 3" (2.44m x 1.60m)

Windows to front and side, door into:

Entrance Hall:-

High ceiling, stairs to first floor, under stairs cupboard and radiator.

Cloakroom:-

Close coupled WC, pedestal wash hand basin with mixer tap, partly tiled, extractor fan and flat ceiling.

Lounge:- 15' 8" x 12' 9" (4.77m x 3.88m)

Double glazed bay window to front elevation and double glazed window to side, flat ceiling and radiator, double opening doors to:

Dining Room:- 18' x 12' 7" (5.48m x 3.83m)

Flat ceiling inset spot lighting, French doors with panels to side giving access to garden, radiator.

Kitchen/Breakfast Room:- 17' 8" x 14' 9" (5.38m x 4.49m)

Double glazed window to rear elevation overlooking garden, superb range of base and eye level units, work surfaces, one and a half bowl sink unit with mixer tap, integrated dishwasher, double oven and grill, microwave, hob with extractor hood over, breakfast peninsular bar, space for American style fridge freezer, radiator, flat ceiling inset spot lighting. Door to:

Utility Room:- 10' 6" x 6' 6" (3.20m x 1.98m)

Obscured double glazed door giving access to side and rear, range of base and eye level units with rolled top work surfaces and tiled surround, single drainer stainless steel sink unit with mixer tap, wall mounted GlowWorm gas central heating boiler, space and plumbing for washing machine, space for further electrical appliance.

Bedroom Five/Family Room:- 12' 1" Into Bay x 10' 7" (3.68m x 3.22m)

Double glazed bay window to front elevation, flat ceiling and radiator.

First Floor Landing:-

Obscured double glazed window to front elevation, access to loft, radiator, flat ceiling and cupboard containing hot water tank.

Bedroom 1:- 15' 8" x 13' 1" (4.77m x 3.98m)

Double glazed window and double glazed doors with Juliette balcony overlooking the garden, fitted wardrobe units, flat ceiling and radiator.

En Suite Shower Room:- 7' 0" x 4' 9" (2.13m x 1.45m)

Obscured double glazed window to side elevation, close coupled WC, corner shower cubicle with twin shower heads, wash hand basin inset vanity unit with mixer tap, partly tiled, extractor fan, long line chrome heated towel rail, tiled floor and flat ceiling.

Bedroom 2:- 12' 9" x 9' 2" (3.88m x 2.79m)

Double glazed window to front elevation, radiator, folding door into:

Ensuite Shower Room:-

Window to side, close coupled WC, wash hand basin inset vanity unit, shower cubicle, chrome heated towel rail, tiled floor, extractor fan.

Bedroom 3:- 13' 3" x 11' 9" (4.04m x 3.58m)

Double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.

Bedroom 4:- 13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed window to front elevation, radiator.

Bath/Shower Room:- 7' 9" x 7' 3" (2.36m x 2.21m)

Obscured double glazed window to side elevation, close coupled WC, panelled bath with mixer tap, corner shower cubicle, wash hand basin inset vanity unit with mixer tap, partly tiled, long line chrome heated towel rail and flat ceiling with lighting and extractor inset.

Outside:-

Brick built pillars lead to block paved driveway, shingle area to front for additional parking and garage with electric up and over door, double glazed window and courtesy door to garden. Wooden gate either side of side of property gives pedestrian access to the rear. Garden shed (4ft x 12ft) to the side. Rear garden has a deep Mediterranean style raised terrace, steps lead to further full width terrace with ample space for socialising and entertaining purposes, covered BBQ area, outside water tap, external lighting, concealed electrical points, delightful landscaped garden laid in easily maintained tiers with well manicured formal lawns. pathway to side leads to rear of the garden where there are mature trees. Summer House with decking area, power connected and fixed internet cable and can be utilised as a home office or cinema room. Garden shed, further hose point nearby summer house/shed.

Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band G

Tenure: - Freehold

Property Type: - Detached House

Electricity Supply: - Mains, Gas Supply: - Mains, Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Driveway and Garage

Broadband - Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>. Download Speed:

1600 Mps

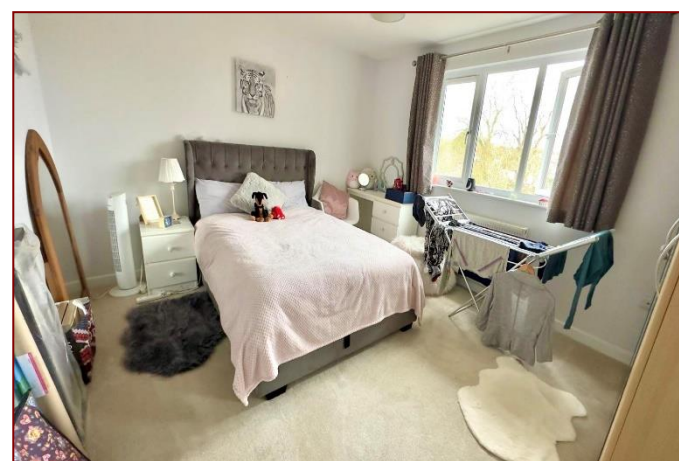
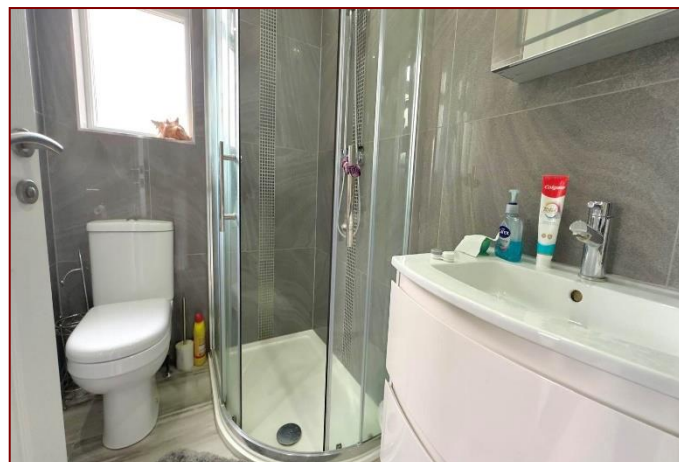
Mobile signal: The current seller informs us that they have mobile

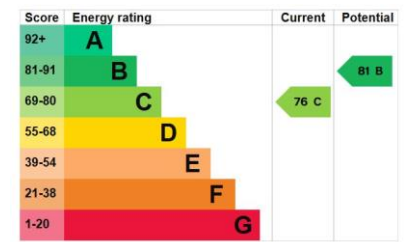
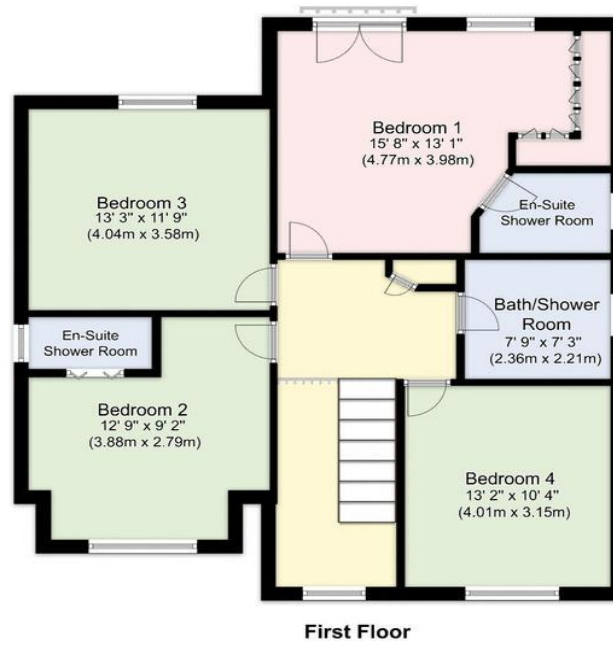
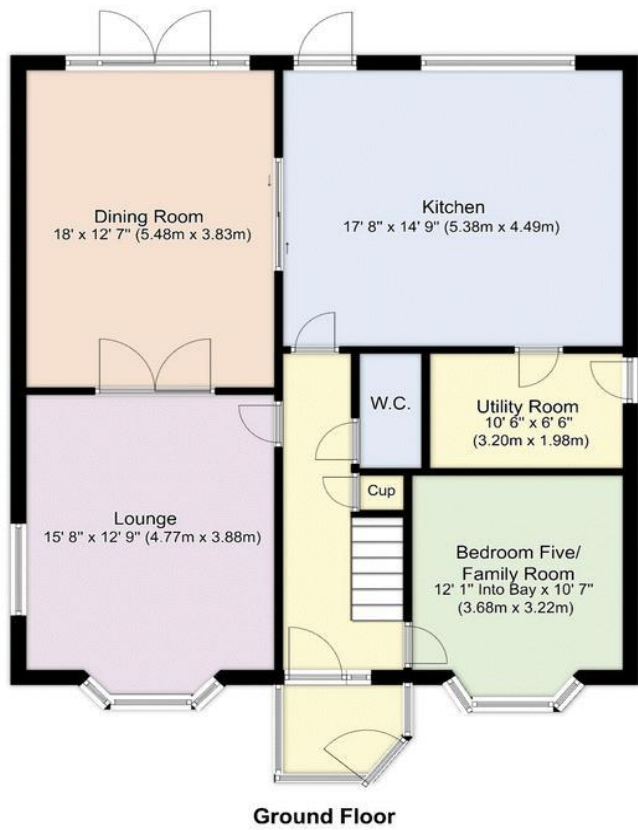
signal and are no current black spots. Please check here for all

networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the

Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





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£850,000

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