

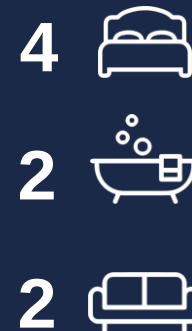
GUIDE PRICE

£650,000 - £675,000

17 Alum Way

Fareham, PO16 8RJ

This substantial and stunning four bedroom detached family home is located in the ever popular Down End area of Fareham, close to Cams Hill School. The property is located in a quiet tree-lined cul-de-sac and offers fantastic accommodation for the growing family. Benefits include - four double bedrooms (with en-suite to master), large family bathroom, spacious lounge and dining room, delightful modern kitchen with breakfast bar, and an attractive and well maintained rear garden. The property has been extensively refurbished throughout and really is a beautiful home. A double integral garage and an ample block-paved driveway with EV charging point are added benefits and viewing is highly advised.





PORCH Front and side aspect double glazed windows, tiled floor, door to:

ENTRANCE HALL Spacious hallway with stairs to landing, 2 x storage cupboard under stairs, radiator, Karndean flooring, doors to:

KITCHEN 14' 6" x 12' 6" (4.42m x 3.81m) Front aspect double glazed bay window, double glazed door to garden, delightful range of larder, wall and base units with Corian work surfaces over, inset sink and etched drainer, 'Neff' integrated double oven/microwave, hood and induction hob, 'Neff' integrated dishwasher and fridge freezer, base unit colour changing mood lighting, Karndean flooring, radiator, opening to dining room.

CLOAKROOM Side aspect double glazed window, suite comprising low flush WC and vanity hand basin with storage and Corian surfaces, radiator, Karndean flooring.

RECEPTION AREA 34' 3" x 11' 5" (10.44m x 3.48m)

LOUNGE 24' 3" x 11' 5" (7.39m x 3.48m) Rear aspect double glazed double doors and reveals to garden, additional rear aspect double glazed window. radiator, glazed double doors leading to:

DINING ROOM 11' 5" x 10' 6" (3.48m x 3.2m) Rear aspect double glazed doors and reveals, side aspect double glazed window, radiator, Karndean flooring, opening to kitchen.

LANDING Galleried landing, front aspect double glazed window, airing cupboard, radiator, door to:

BEDROOM 12' 6" x 11' 6" (3.81m x 3.51m) Rear aspect double glazed window, single wardrobe cupboard, radiator, door to:

EN SUITE Rear aspect double glazed window, modern suite comprising walk in spacious shower with mains shower, low flush WC, vanity hand basin and storage with Corian surfaces, towel rail radiator, tiling to principal areas.

BEDROOM 12' 11" x 11' 5" (3.94m x 3.48m) Rear aspect double glazed window, radiator, double wardrobe.

BEDROOM 11' 8" x 10' 7" (3.56m x 3.23m) Front aspect double glazed window, double wardrobe, radiator.

BEDROOM 11' 8" x 10' 7" (3.56m x 3.23m) Front aspect double glazed window, radiator, triple wardrobe.

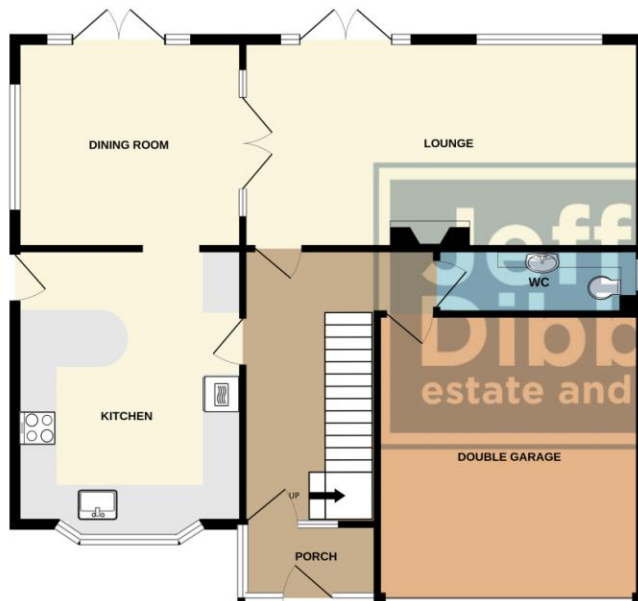
FAMILY BATHROOM 10' 4" x 7' 10" (3.15m x 2.39m) Two side aspect double glazed windows. Modern refitted suite comprising panelled bath, oversize vanity hand basin and storage, large quadrant shower cubicle with mains shower, low flush WC, tiling, mirrored storage cupboard, towel rail radiator.

INTEGRAL DOUBLE GARAGE 16' 2" x 15' 3" (4.93m x 4.65m) Electric up and over door, plumbing for washing machine, wall mounted heating boiler, power and light, door to hallway.

GARDEN Enclosed rear garden comprising lawn area with borders, large patio areas, full access to both sides.

FRONT Decorative plant area, block paved double width driveway with EV charging point.

GROUND FLOOR



1ST FLOOR



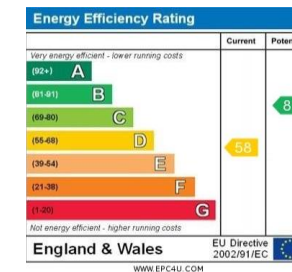
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

6 West Quay House, 20 West
Street, Fareham, Hampshire,
PO16 0LG

CONTACT

01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk