

**£485,000**

**36 The Poplars**

Stubbington, PO14 2FF

## PROPERTY SUMMARY

Situated in a sought-after location in Stubbington, this beautifully presented three-bedroom detached home is just two years old and offers stylish, modern accommodation throughout, while still benefiting from approximately eight years remaining on its NHBC warranty. Ideally positioned for excellent local schools, Stubbington Village, nearby amenities and the stunning south coast, this impressive home has already been thoughtfully extended to create fantastic family living space.

Upon entering through the front porch, you are welcomed into a versatile reception room, formerly used as the lounge and currently arranged as a dining room. Generously proportioned and well presented, this is an ideal space for entertaining friends and family or could equally be used as a separate sitting room.

Continuing through the property is a sleek and modern kitchen/breakfast room, offering ample worktop and storage space together with room for a small breakfast table. French doors lead through to the real highlight of the ground floor – an extended sitting room. This impressive space is flooded with natural light courtesy of a feature lantern skylight, while tri-folding doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living areas. A convenient downstairs W/C completes the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms. The impressive master bedroom measures approximately 18ft wide and benefits from its own en-suite shower room, while bedrooms two and three are served by a neutral family bathroom. The spacious landing also provides two substantial storage cupboards, adding excellent practicality for family living.

Outside, the property continues to impress with a double-width driveway to the front providing ample off-road parking, together with an internal single garage. To the rear is a desirable south-facing garden, providing an excellent space to relax, entertain and enjoy the sunshine.

Immaculately presented throughout, already extended and with solar panels and an EV charger, this superb modern home is ideally suited to families looking to enjoy everything Stubbington and the surrounding areas have to offer. Call our Stubbington branch today to arrange your viewing.

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**PORCH** 4' 8" x 3' 7" (1.42m x 1.09m)

**RECEPTION ROOM** 15' 6" x 10' 3" (4.72m x 3.12m)

**HALL**

**W/C** 5' 1" x 3' (1.55m x 0.91m)

**KITCHEN/BREAKFAST ROOM** 18' 11" x 7' 1" (5.77m x 2.16m)

**SITTING ROOM** 15' 8" x 12' (4.78m x 3.66m)

**UPSTAIRS LANDING**

**BEDROOM 1** 18' 7" x 8' 11" (5.66m x 2.72m)

**ENSUITE SHOWER ROOM** 7' 4" x 5' 1" (2.24m x 1.55m)

**BEDROOM 2** 11' x 7' 1" (3.35m x 2.16m)

**BEDROOM 3** 11' 1" x 7' 5" (3.38m x 2.26m)

**BATHROOM** 7' 4" x 6' 7" (2.24m x 2.01m)

**OUTSIDE**

**DRIVEWAY**

**GARAGE** 16' 3" x 7' 10" (4.95m x 2.39m)

**REAR GARDEN**





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 D

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 89 B    | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
& Dibbens**  
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