

Enjoying a sought after location in north Fareham, this spacious four bedroom detached house has two reception rooms, conservatory, separate utility room and large driveway for parking numerous vehicles.

**The Accommodation Comprises:-**

Glazed front door into:

**Entrance Porch:-** 16' 10" x 4' (5.13m x 1.22m)

Double glazed windows to front and side elevations, tiled floor, door into:

**Entrance Hall:-** 14' 1" x 7' 5" (4.29m x 2.26m)

Double glazed window to front elevation, stairs to first floor, radiator, door to:

**Cloakroom:-**

Obscured double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin inset vanity unit, chrome heated towel rail.

**Lounge:-** 19' 1" x 12' 8" (5.81m x 3.86m)

Double glazed windows to front and side elevations, 2 radiators, gas fired fireplace.

**Dining Room:-** 13' 11" x 12' 6" (4.24m x 3.81m)

Double glazed window to side elevation, radiator, double glazed sliding patio door giving access to rear garden, door into conservatory.

**Kitchen/Breakfast Room:-** 16' 7" x 11' 3" (5.05m x 3.43m)

Double glazed window to rear elevation, flat ceiling inset spot lighting, tiled floor, range of base and eye level units, one and a half bowl sink unit, double oven and grill, hob with extractor hood over, dishwasher, fridge, radiator, door to rear giving access to conservatory, door into:

**Utility Room:-** 9' 6" x 6' 4" (2.89m x 1.93m)

Double glazed window to rear, glazed door giving access to garden, single bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer and further electrical appliances, storage unit.

**Conservatory:-** 16' 10" x 9' 9" (5.13m x 2.97m)

Double glazed windows to side and rear elevations, windows and doors built in blinds, folding double glazed doors giving access to garden, wall lights

**First Floor Landing:-**

Double glazed window to front elevation, access to loft, airing cupboard with cylinder tank and shelves.

**Bedroom 1:-** 11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window to rear elevation, radiator, fitted wardrobe units.

**Bedroom 2:-** 9' 5" x 8' 8" (2.87m x 2.64m)

Double glazed window to rear elevation, radiator.

**Bedroom 3:-** 11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to rear elevation, radiator.

**Bedroom 4:-** 9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to front elevation, radiator.

**Bathroom:-** 8' 4" x 7' 5" (2.54m x 2.26m) Maximum Measurements

Double glazed window to front elevation, bath with shower over, close coupled WC, shower screen, chrome heated towel rail, tiled, wash hand basin inset vanity unit, flat ceiling inset spot lighting.

**Outside:-**

Sweeping driveway for parking numerous vehicles leads to garage with up and over door, front garden laid to lawn with mature trees, shrubs and bushes, pathway to the side with vegetable patch. The rear garden is laid to lawn with hedging and shrubs to the borders, patio area, garden shed, greenhouse.

**Material Information:-**

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

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

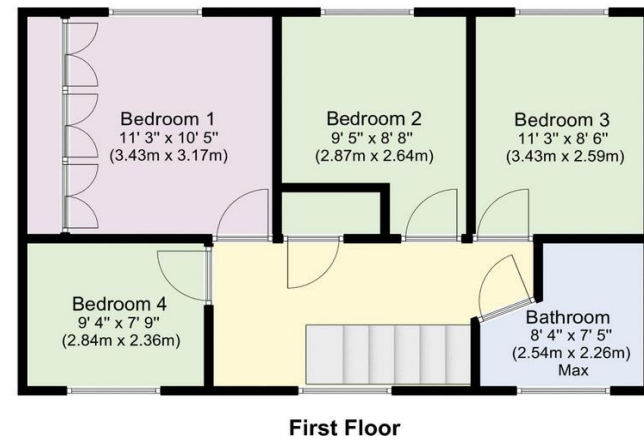
Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£610,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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