



1 Ascot Close, Titchfield Common, PO14 4RN

Asking Price £525,000



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W&W are extremely delighted to offer for sale this beautifully presented, extended & improved four bedroom detached family home sitting on an enviable corner plot. Internally, the property enjoys an impressively sized 31'ft open plan kitchen/dining/living room, downstairs cloakroom, four bedrooms with the main benefitting from a modern en-suite shower room & modern main bathroom also to the top floor. Outside, the property enjoys a rear landscaped garden, large shed to remain, garage & driveway parking.

Ascot Close is situated with local shops & schools within walking distance, with further amenities of Park Gate & Locks Heath just a mile away. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station.





Beautifully presented, extended & improved four bedroom detached family home sat on an enviable corner plot

Welcoming entrance hall enjoying bespoke fitted under stairs storage cupboards & attractive marble floor tiling flowing into the kitchen/dining area, downstairs cloakroom & utility cupboard

Impressively sized 31'ft open plan kitchen/dining/living room with bi-fold doors opening out to the rear garden & four Velux windows

Stunning modern kitchen enjoying quartz worktops, matte cabinets & a large central island

Integrated appliances include double oven, induction hob, microwave, fridge/freezer & dishwasher

Utility cupboard providing space/plumbing for washing machine & tumble dryer

Contemporary downstairs cloakroom comprising two piece white suite

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite, feature low profile walk in shower cubicle tray with attractive marble effect wall/floor tiling

Three additional bedrooms

Modern main bathroom comprising three piece white suite & attractive marble wall/floor tiling

Replacement internal & external windows & doors throughout

Landscaped rear garden with paved patio perfect for alfresco dining, area laid to lawn with display shrubbery/trees

9'15ft Large brick built shed with tiled roof in which will also have power

Garage with power & lighting

Block paved driveway providing parking for multiple vehicles

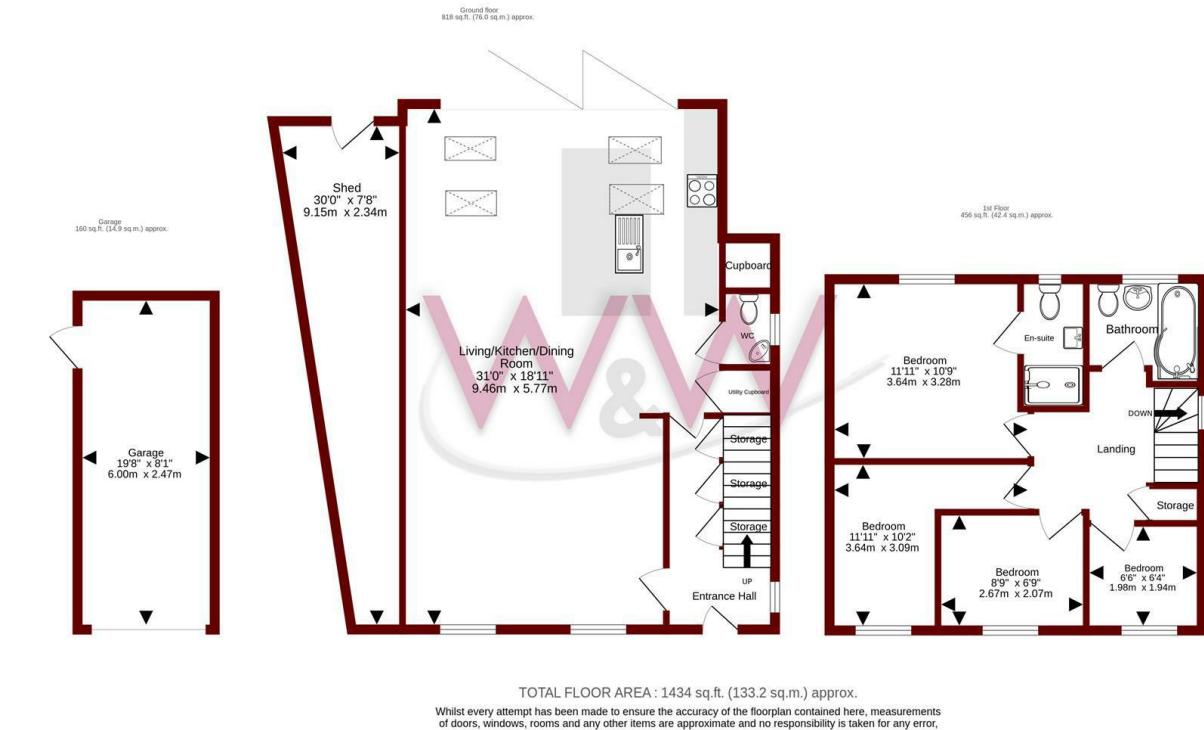
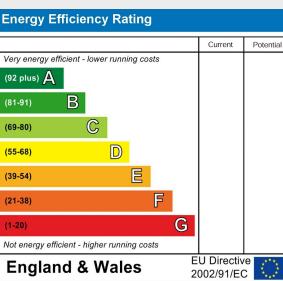
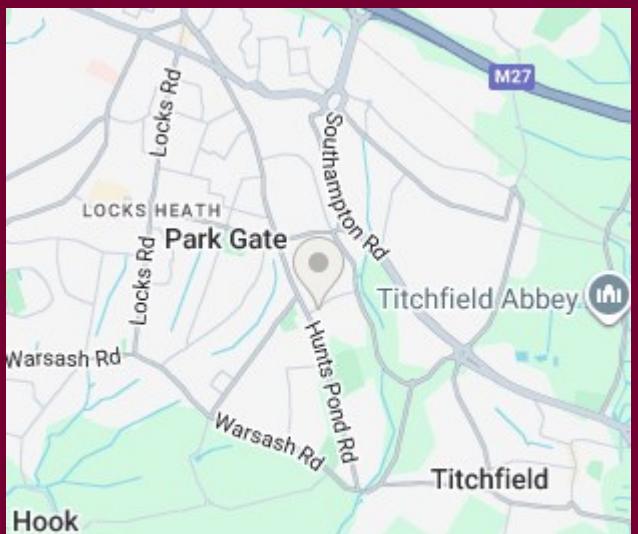
Vendor suited with no forward chain

The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating with a replacement Worcester combination boiler

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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