



£415,000
11 Peckham Close
Titchfield Common, PO14 4FB

PROPERTY SUMMARY

This immaculately presented three-bedroom detached home, tucked away in the sought-after location of Peckham Close in Titchfield Common, offers spacious accommodation ideal for modern family living. Upon entering, you are welcomed by a bright and inviting hallway leading through to a well-proportioned kitchen/diner at the front of the property, providing a fantastic space for cooking and dining. To the rear, the generous lounge offers a comfortable setting for relaxation and entertaining, with direct access into a recently fitted conservatory that enjoys pleasant views over the garden. Additional ground floor benefits include a convenient downstairs WC. Upstairs, the property boasts three well-proportioned bedrooms, including a superb master bedroom with its own ensuite shower room. A modern family bathroom serves the remaining bedrooms, all of which are well proportioned and maintained. Externally, the home enjoys a lovely private garden in a favorable westerly aspect, ideal for outdoor dining and family enjoyment, along with off-road parking to the front and a garage. Finished to a great standard, this charming home would make an ideal purchase for families or those looking to settle in a desirable and well-connected area.





HALLWAY

KITCHEN/DINER 16' x 8' 9" (4.88m x 2.67m)

SITTING ROOM 15' 4" x 14' 2" (4.67m x 4.32m)

CONSERVATORY 9' 10" x 7' (3m x 2.13m)

W/C

UPSTAIRS LANDING

BEDROOM 1 12' x 9' 10" (3.66m x 3m)

ENSUITE

BEDROOM 2 11' 5" x 8' 11" (3.48m x 2.72m)

BEDROOM 3 10' 2" x 6' 2" (3.1m x 1.88m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

GARAGE 19' 8" x 9' 9" (5.99m x 2.97m)

REAR GARDEN



GROUND FLOOR

1ST FLOOR

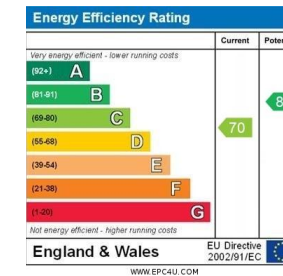


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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.

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.



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