

GROUND FLOOR



Chambers
Sales and Lettings

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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**17 Walnut Drive
Stubbington
Fareham
PO14 2DH**

Offers Over £350,000
Freehold

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  1
  2
  D



No Forward Chain! An extended three bedroom semi detached bungalow situated in a popular but rarely available Cul-De-Sac location convenient to the local beach, shops and Stubbington Village. The bungalow offers versatile accommodation due to the sizeable rear extension that is currently used as a family room (14'8"x14'8"), has a southerly aspect rear garden, off road parking for several cars and detached garage. Other benefits include wetroom, replacement Vaillant boiler and sizeable extended Lounge/Dining room. Call today to book an early inspection!

Front Door

Into:

Entrance Porch

Further door to:

Entrance Hallway

Access to roof void, radiator. Doors to:

Lounge/Dining Room

20'0" x 12'11" nar 10'0" (6.098 x 3.954 nar 3.064)

Coved ceiling, patio doors to rear garden, feature fireplace, radiator.

Family Room

14'8" x 14'8" (4.477 x 4.475)

Textured coved ceiling, 2 x windows to side elevation, door to rear garden, feature fire surround, radiator.

Kitchen

9'10" x 9'10" (3.022 x 3.013)

Window to side elevation, window to side elevation, replacement Vaillant boiler, wall and base units, fitted work surface with inset sink, plumbing for washing machine, built in double oven, hob and hood over, space under counter for fridge and freezer units, space for small table and chairs.

Bedroom 1

10'8" x 9'5" (3.252 x 2.881)

Window to front elevation, built in wardrobes, radiator.

Bedroom 2

9'0" x 8'0" (2.760 x 2.439)

Window to front elevation, radiator.

Bedroom 3

8'2" x 7'11" (2.497 x 2.418)

Window to side elevation, radiator.

Wetroom

6'1" x 5'4" (1.855 x 1.648)

Textured ceiling, window to side elevation, W.C, pedestal wash basin, electric shower and wet room floor, radiator.

Outside

Driveway

Offering off road parking for several cars. Leading to:

Garage

18'1" x 8'11" (5.527 x 2.731)

Up and over door, power, personal door to rear garden.

Rear Garden

A fully enclosed south westerly rear garden, laid to lawn with further area laid to patio, hardstand for greenhouse and space for shed, side pedestrian gateway.

17 Walnut Close

Traditional construction under a tiled roof, with flat roof to extension.

All mains services connected.

Council ta band D

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE, Three, O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	82

England & Wales EU Directive 2002/91/EC

