



£449,995
57 St. Marys Road
Stubbington, PO14 2HG

PROPERTY SUMMARY

Extended and spacious, this three double bedroom, bay fronted house is situated close to Stubbington Village and good local schools. From the beautiful paved frontage offering parking for up to four vehicles, the property starts at the entrance hallway leading to the handy downstairs W/C, cosy lounge with a feature fire place and the stunning open plan kitchen/lounge/diner to the rear. This family hub boasts a large island, creating a fantastic social space when entertaining, an extended living space with tri-folding doors and a skylight allowing light to cascade in. On the first floor, there are two double bedrooms, both with fitted wardrobes, and a family bathroom featuring a luxury roll top bath. The second bedroom has not only an extra dressing area extension, but also a sleek ensuite, ensuring privacy and ease for family and guests. The top floor of this property boasts a generous master bedroom with dual aspect, fitted wardrobes and a modern ensuite shower room. Outside, the property's outside spaces have been tastefully landscaped with a large driveway and a private rear garden featuring a patio, ideal for family BBQs and al-fresco dining, and lawn leading to the garden room. Insulated and with electric and lighting, the garden room is a perfect retreat for relaxation in the summer. With a 20ft workshop/shed, the property has an abundance of additional outdoor storage. This property has been meticulously designed and should be viewed to appreciate all that is on offer. Call us in our Stubbington Branch to book in your viewing today!





ENTRANCE HALLWAY

DOWNSTAIRS W/C

LOUNGE 12' 8" x 10' 11" (3.86m x 3.33m)

KITCHEN 16' 1" x 10' 10" (4.9m x 3.3m)

DINING/LIVING ROOM 13' 9" x 12' 4" (4.19m x 3.76m)

FIRST FLOOR LANDING

BEDROOM 2 10' 9" x 9' 2" (3.28m x 2.79m to wardrobes)

DRESSING AREA 6' 7" x 5' 5" (2.01m x 1.65m)

ENSUITE 6' 10" x 5' 5" (2.08m x 1.65m)

BATHROOM 6' 4" x 5' 11" (1.93m x 1.8m)

BEDROOM 3 13' 2" x 8' 3" (4.01m x 2.51m to wardrobes)

SECOND FLOOR LANDING Access to storage cupboard.

MASTER BEDROOM 15' 2" x 10' (4.62m x 3.05m to wardrobes)

ENSUITE 4' 10" x 4' 9" (1.47m x 1.45m)

OUTSIDE

DRIVEWAY

REAR GARDEN

GARDEN ROOM 11' 5" x 8' 4" (3.48m x 2.54m)

STORAGE 20' 5" x 10' 3" (6.22m x 3.12m)

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		
69-80	C		71 C
55-68	D	65 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.



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