











£400,000
Freehold

18 Orpine Close, Titchfield Park
Fareham, Hampshire PO15 5TE



Quick View

	3 Bedrooms
	1 Living Room
	Detached House
	Driveway Parking

	Garage
	2 Bathrooms
	EPC Rating TBC
	Council Tax Band D

Reasons to View

- A stylish and modern three-bedroom detached family home with generously proportioned rooms that are move in ready, making a great purchase for the growing family.
- The ground floor offers a through living room and dining space, allowing light to flow through, with a zoned dining space allowing good use of space.
- With three well proportioned bedrooms, an ensuite, and family bathroom, there will be no fighting for the bathroom in the morning.
- Orpine Close lies conveniently close to access routes, allowing access to the A27 and M27 or head towards the coast at Lee-On-Solent whilst providing great access to local retail outlets.
- The tiered rear garden provides that all-important outdoor space with a decked seating area, allowing you to make the most of those summer evenings with some 'light refreshment'.
- Our sellers are actively looking for their new home and hope the new custodians will enjoy this family home as much as they have.

Description

The front door takes you into an entrance hall with stairs to the first floor and a door leading into the integral garage. A further door leads you through into the living room with a zoned dining space and a large window looking out to the front, a glazed door off of the dining space allowing lots of light to flood in. Walk through to the kitchen, and you will find ample worksurfaces with a range of cupboards above and below. With an inset ceramic sink, inset downlighters, full-height larder-style cupboard and door into the separate utility area. There is plumbing for the washing machine, a working area and a wall-mounted gas-fired Vaillant boiler. The side door takes you out to the garden and immediately adjacent is the downstairs toilet with vanity basin and W.C.

The first floor landing provides access to the loft space accessed by a pull-down ladder. The airing cupboard houses the hot water cylinder. The first bedroom has its own en-suite with a walk-in shower, vanity basin and W.C. Additionally, there are his and hers mirror-fronted wardrobes. The second and third bedrooms overlook the rear garden, with the third bedroom also having built-in wardrobes. The family bathroom comprises a modern white three-piece suite with a panelled bath with mixer tap, pedestal wash hand basin and W.C. downlighters and heated towel rail.

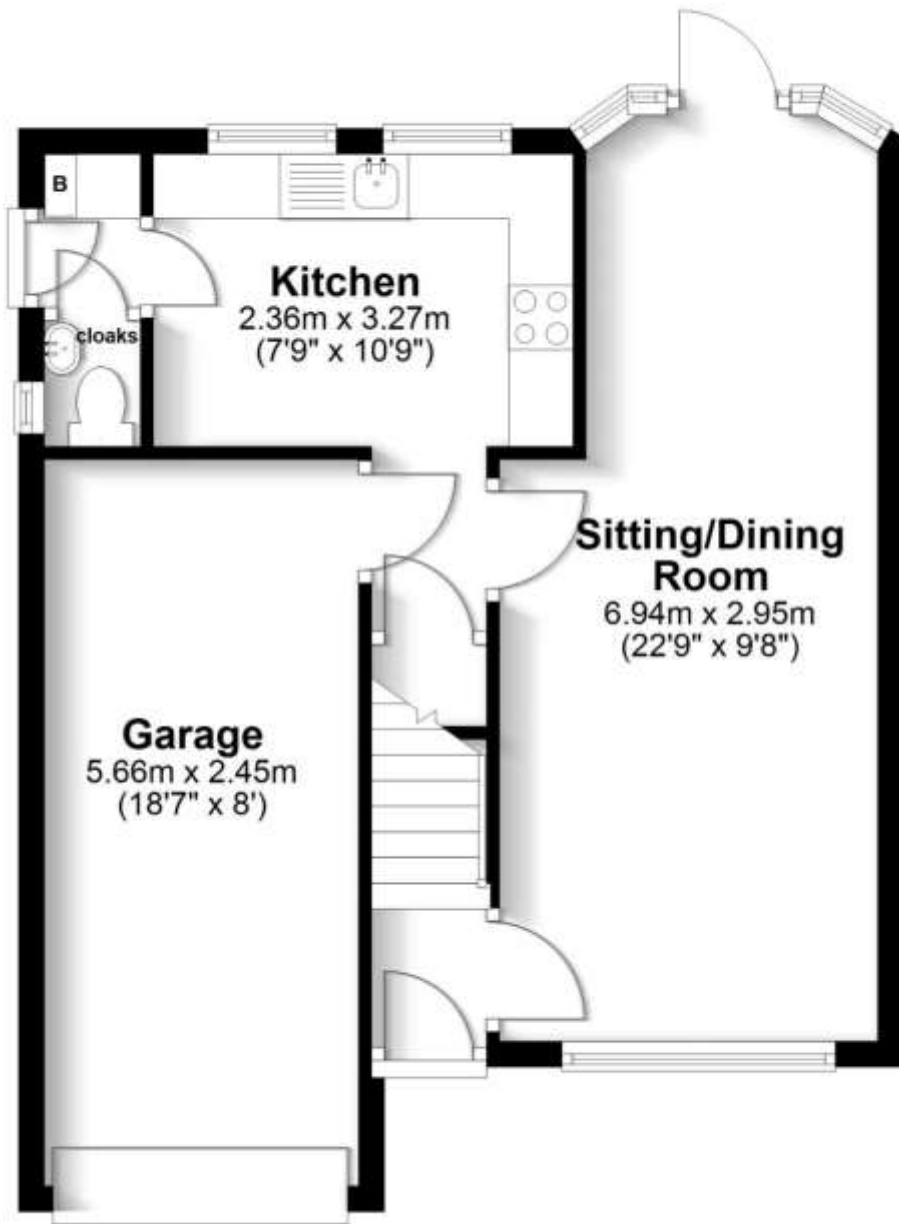
The rear garden is enclosed by high-level wooden fencing, a raised decking area, lawned area with sculpted border, gated access to the side and outside tap. To the front, there is off-road parking for up to two vehicles enclosed by mature hedging. The integral garage has an up and over door with power and light connected. There is a personnel door taking you into the main reception hall.

Directions

<https://what3words.com/iterative.screamed.flushed>

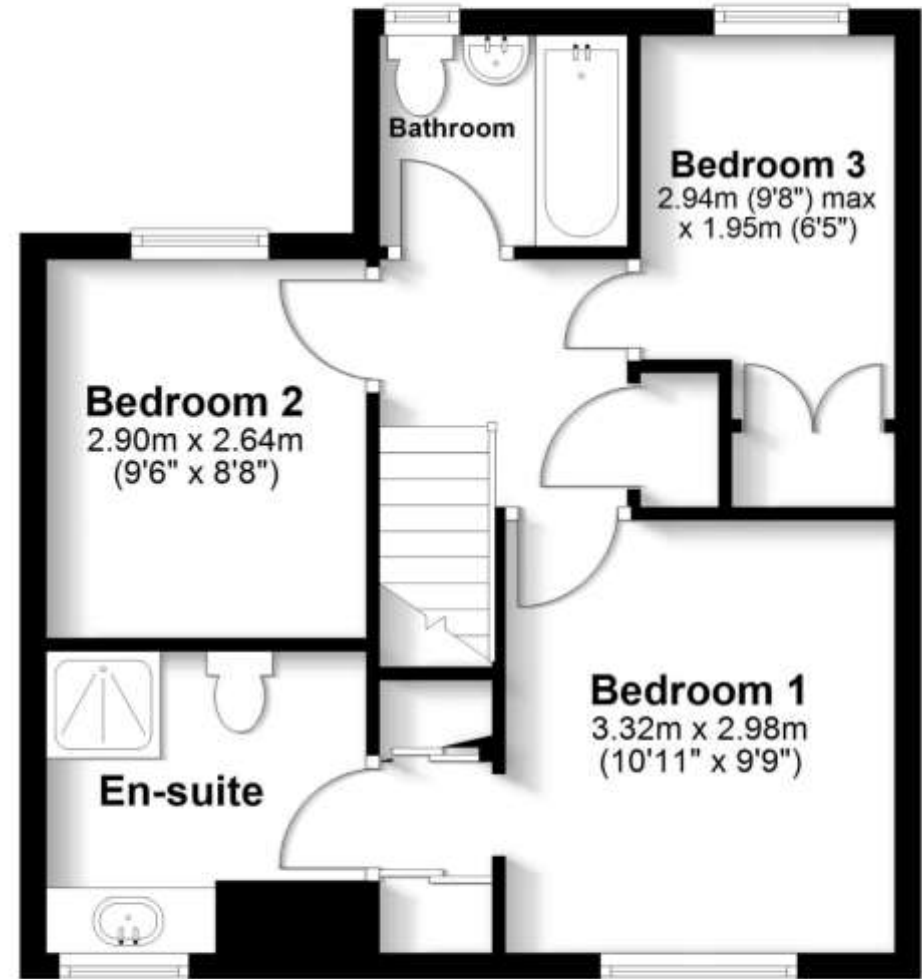
Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.3 sq. feet)
(excluding unnamed room, unnamed room)



Total area: approx. 88.8 sq. metres (955.9 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast