

Enjoying a cul-de-sac location in Funtley just north of Fareham, this is a beautifully presented and extended four bedroom family home with refitted kitchen, modern bathroom and ensuite.

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, smoke detector.

**Cloakroom:-**

Window to side, close coupled WC, wash hand basin inset vanity unit, heated towel rail.

**Lounge:- 13' 7" x 10' 10" (4.14m x 3.30m)**

Window to rear elevation, radiator.

**Dining Room:- 10' 1" x 9' 10" (3.07m x 2.99m) Maximum Measurements**

Window to front elevation, radiator.

**Kitchen:- 11' 6" x 8' 2" plus recess (3.50m x 2.49m)**

Window to side elevation, long-line radiator, range of base and eye level units with work surfaces, sink, pull-out carousel unit, double oven and grill with microwave, hob with built-in extractor fan, wine rack, dishwasher, pull-out larder storage unit, fridge freezer.

**Family Room:- 16' 9" x 12' 8" (5.10m x 3.86m) Maximum Measurements**

Double glazed windows to side and rear elevations, French doors giving access to garden, long-line radiator.

**Utility and Storage Room:- 16' 6" x 7' 9" (5.03m x 2.36m)**

Originally the garage. Accessed via hallway. Door giving access to side and rear, range of base and eye level units with work surfaces, wall mounted Gas Central Heating boiler, space and plumbing for washing machine and further electrical appliances.

**First Floor Landing:-**

Access to loft, long-line radiator, window to side, airing cupboard with tank and shelves.

**Bedroom 1:- 12' 6" x 11' 4" (3.81m x 3.45m) Maximum Measurements**

Window to rear elevation, radiator, wardrobes and bedroom furniture, door to:

**Ensuite Shower Room:- 8' 2" x 4' 10" (2.49m x 1.47m)**

Window to side elevation, partly tiled, close coupled WC, wash hand basin inset vanity unit, shower cubicle, extractor fan, chrome heated towel rail.

**Bedroom 2:- 12' 9" x 9' 5" (3.88m x 2.87m) Maximum Measurements**

Window to front elevation, radiator.

**Bedroom 3:- 10' 11" x 9' 7" (3.32m x 2.92m)**

Window to front elevation, radiator.

**Bedroom 4:- 11' 1" x 7' 5" Plus Recess (3.38m x 2.26m)**

Window to rear elevation, radiator.

**Bathroom:- 7' 8" x 6' (2.34m x 1.83m)**

Window to side elevation, close coupled WC, wash hand basin inset vanity unit, bath with shower over, towel rail, extractor fan.

**Outside:-**

Driveway to the front for parking, gate gives pedestrian access to the rear garden enclosed by panels and laid to patio with steps leading to raised lawn. Outside power and water tap.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band E

Tenure: - Freehold

Property Type: - Detached House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains, Portsmouth Water

Sewerage: - Mains, Southern Water

Heating: - Gas Central Heating

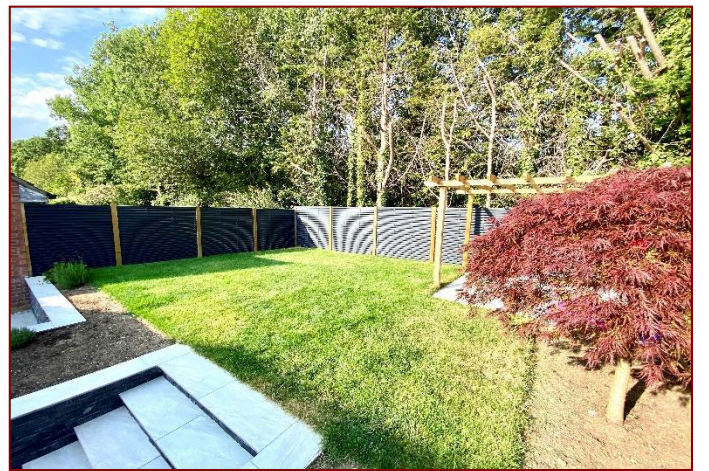
Broadband - Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>  
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information as provided by current vendor







**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£475,000

47 Stag Way, Funtley, Fareham, PO15 6TW

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT