

NEXA PROPERTIES

KILN ROAD, FAREHAM

PRICE GUIDE £550,000









PRICE GUIDE £550,000 - £575,000

NEXA Properties are delighted to offer this spacious and versatile three-bedroom detached family home, situated on Kiln Road to the north of Fareham Town Centre. The internal accommodation provides generous flexible living space, complemented by a conservatory with a double glazed roof, useful outbuildings and a garage.

The ground floor welcomes you through an entrance porch into a spacious reception hall, providing access to the principal living areas. A separate dining room features an attractive bay window, while the generous living room opens directly into the conservatory, creating an additional reception space. The kitchen/breakfast room offers ample space for everyday dining and leads through to a practical utility room and separate shower room, adding further convenience to the ground floor accommodation.

Upstairs, the first floor offers three bedrooms, including two particularly generous double bedrooms and a third bedroom suitable for a child's room, guest accommodation or home office. A modern fitted four piece suite family bathroom serves all three bedrooms, while the landing provides access to each room, completing this well-balanced family home.

Externally, the property benefits from a substantial garage measuring approximately 18'0 x 9'5, alongside a separate store offering additional storage or potential workshop space. There is ample driveway parking to the front of the property and a particular feature of this home is the sizeable beautifully stocked rear garden, which must be viewed to be appreciated. The property also benefits from five solar panels, which are owned outright.

The property is conveniently positioned for access to the M27 motorway, local shops and schools, Fareham town centre and Fareham's mainline railway station are also accessible.



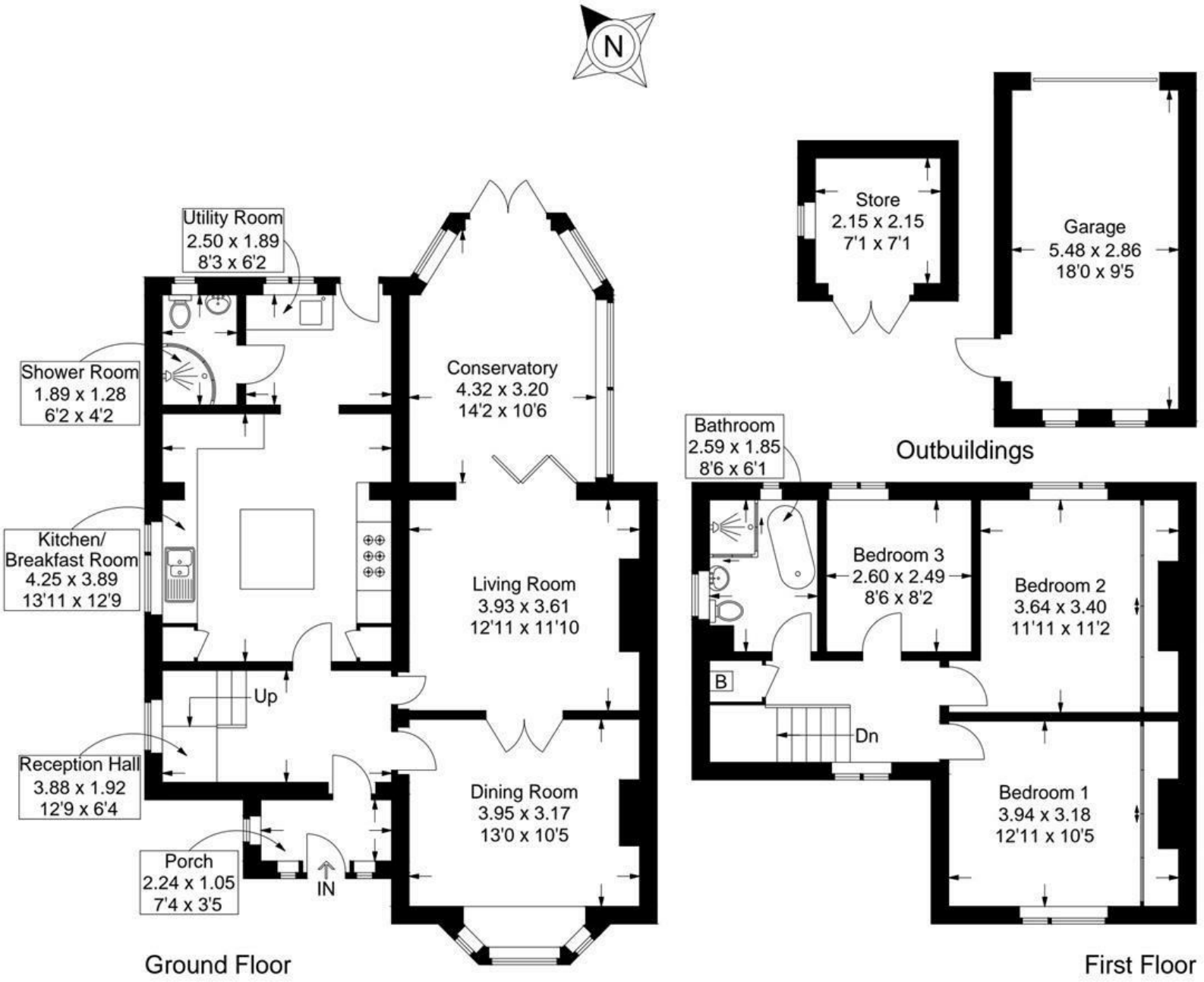




- EXTENDED DETACHED HOUSE
- THREE BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- GROUND FLOOR AND FIRST FLOOR BATHROOMS
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DETACHED GARAGE
- AMPLE DRIVEWAY PARKING
- GENEROUS PLOT WITH A SIZEABLE REAR GARDEN
- NON ESTATE POSITION TO THE NORTH OF THE TOWN

Kiln Road, Fareham

Approximate Gross Internal Area = 128 sq m / 1378 sq ft
Outbuildings = 21.1 sq m / 227 sq ft
Total = 149.1 sq m / 1605 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.