



10 The Florins, Titchfield Common, PO14 4SZ

Asking Price £525,000



The Florins |

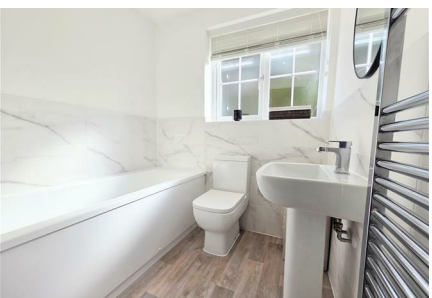
Titchfield Common | PO14 4SZ

Asking Price £525,000

W&W are delighted to offer for sale this beautifully presented four bedroom detached family home situated in a quiet cul de sac location. The property enjoys four bedrooms, lounge, modern kitchen/dining room, family room/utility room, downstairs cloakroom, modern main bathroom & two modern en-suite shower rooms. The property sits on an enviable plot providing an enclosed rear garden, remainder of garage and block paved driveway providing parking for multiple vehicles.

Built by Messrs Foreman Homes just 2 years ago, in the exclusive Sterling Park development within the Titchfield common location and is just a short stroll from local schools, shops and eateries, plus the waterfront amenities of Warsash are less than 2 miles away. Excellent transport links are easily accessible including A27, M27 & bus route.





Beautifully presented four bedroom detached family home situated in a quiet cul de sac

Constructed in 2023 by Foreman Homes

Sitting on an enviable plot providing front front, side & rear gardens

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the lounge, kitchen/dining room & downstairs cloakroom

Dual aspect modern kitchen/dining room enjoying attractive cabinets & wood effect worktops

Integrated appliances include oven, hob, microwave, dishwasher & fridge/freezer

Spacious lounge with double doors opening out to the rear garden

Garage currently being used as family room/utility room with door opening out to the rear garden, storage space, plumbing for appliances & feature sink

Downstairs cloakroom comprising two piece white suite

Main bedroom benefitting from two built in wardrobes & modern en-suite shower room

Dual aspect guest bedroom also benefitting from modern en-suite shower room

Two additional bedrooms with one being dual aspect

Modern main bathroom comprising three piece white suite & attractive marble effect wall tiling

Rear enclosed garden majority laid to lawn with patio area

'In our opinion' we feel that the garden offers a great degree of privacy

Front section of the garage currently being used for storage

Block paved driveway providing parking for multiple vehicles & feature EV charging point to remain

Remainder of NHBC Certificate

Estate management charge approx. £300 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

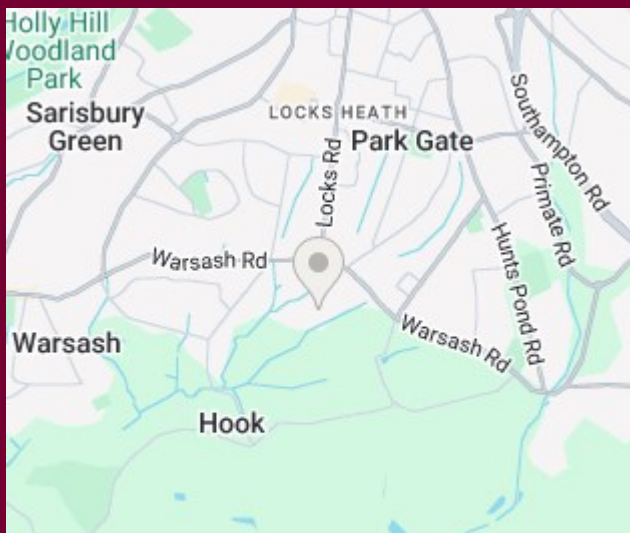
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

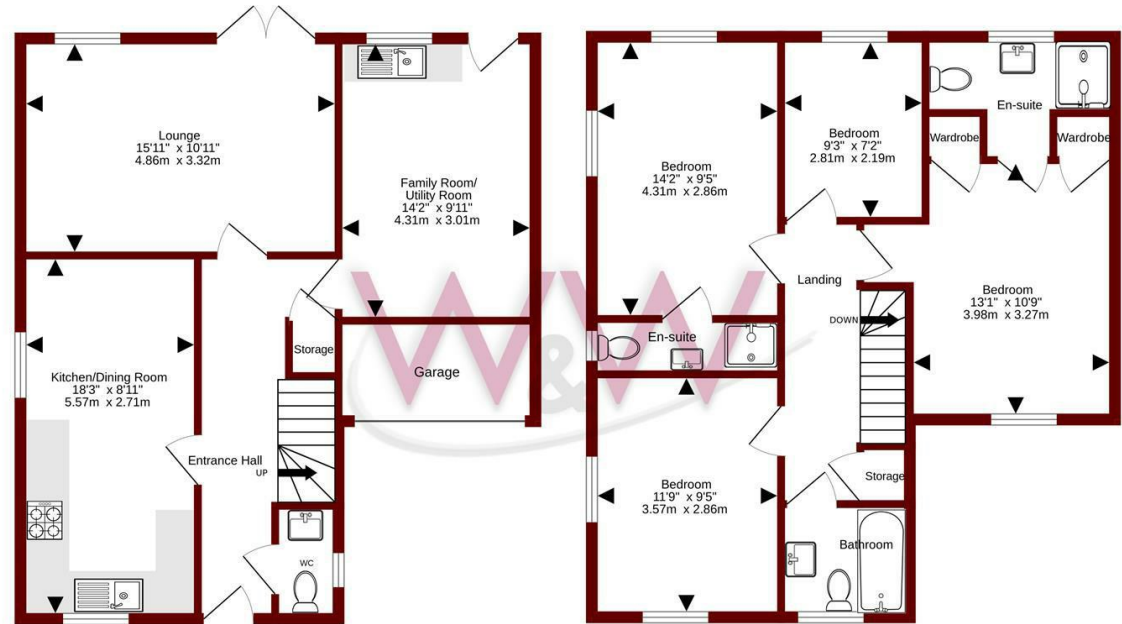
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
654 sq.ft. (60.8 sq.m.) approx.

1st Floor
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 sq.m.) approx.

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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band - F

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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