

Situated in a delightful cul de sac of Stubbington is this beautifully presented four bedroom detached family home. The property boasts a superb kitchen/dining room overlooking the rear garden, en suite to the main bedroom, driveway and garage.

The Accommodation Comprises:

Front door to:

Entrance Hall

Stairs to first floor, oak balustrade, storage cupboard, radiator.

Lounge 15' 9" x 11' 0" (4.80m x 3.35m)

UPVC double glazed bay window to front elevation, shutter blinds to remain, two radiators, oak door.

Kitchen/Dining Room 19' 5" x 14' 6" (5.91m x 4.42m) maximum measurements

UPVC double glazed window to rear elevation, UPVC double glazed window to side elevation, fitted shutter blinds, bifold door leading into garden, underfloor heating with wall mounted controls, tiled flooring, induction hob with overhead extractor fan situated on island, integrated combi double oven, integrated washer/dryer, integrated dishwasher, one and a half bowl stainless steel sink and drainer, Quooker tap, water softener, space for fridge freezer, inset spotlights, range of base cupboards and matching eye level units.

Cloakroom

Obscured UPVC double glazed window to side elevation, closed couple WC, wash hand pedestal with mixer tap, radiator, consumer unit, oak door.

First Floor Landing

UPVC double glazed window to side elevation, storage cupboard housing immersion tank, radiator, access to loft, oak balustrade.

Bedroom One 13' 4" x 9' 4" (4.06m x 2.84m) maximum measurements

Two UPVC double glazed windows to front elevation, fitted wardrobes which include a small dressing table with lighting, fitted shutter blinds, radiator, oak door.

En Suite

Obscured UPVC double glazed window to side elevation, floating WC with enclosed cistern, sink vanity unit with storage, walk in double shower with rainfall shower head and secondary connection, heated towel rail, inset spotlights, tiled flooring and walls, fitted shutter blinds.

Bedroom Two 11' 4" x 9' 6" (3.45m x 2.89m)

UPVC double glazed window to rear elevation, fitted shutter blinds, fitted wardrobes, radiator, oak door.

Bedroom Three 10' 10" x 7' 0" (3.30m x 2.13m) maximum measurements

UPVC double glazed window to rear elevation, fitted shutter blinds, radiator, oak door.

Bedroom Four 9' 11" x 8' 1" (3.02m x 2.46m) maximum measurements

UPVC double glazed window to front elevation, fitted shutter blinds, radiator, oak door.

Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)

Obscured UPVC double glazed window to side elevation, tiled flooring & walls, ladder style radiator, enclosed WC cistern, sink built into vanity unit with storage cupboard, panelled p shaped bath and mains shower connection with rainfall shower head and secondary connection, inset spotlights, oak door, fitted shutter blinds.

Outside

To the rear - access to garage via side door which has lighting and power and electric roller door, patio area leading from kitchen, artificial lawn to the centre with mature shrubs and plants in borders to the side, further patio area to the rear, shingled area situated behind garage, outside tap, side gate accessing driveway.

To the front - brick steps leading to front door, shingled planted border area underneath bay window, driveway to side for multiple vehicles.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

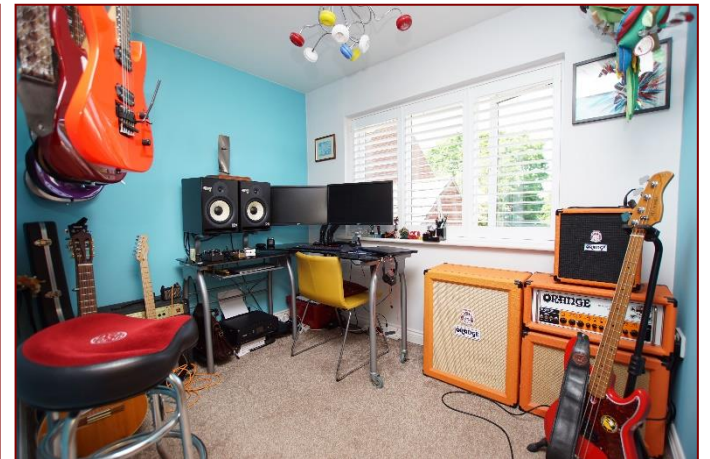
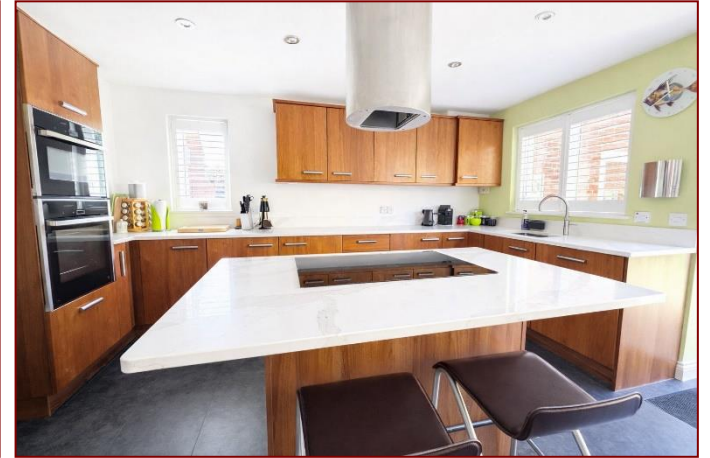
Electric Supply - Mains

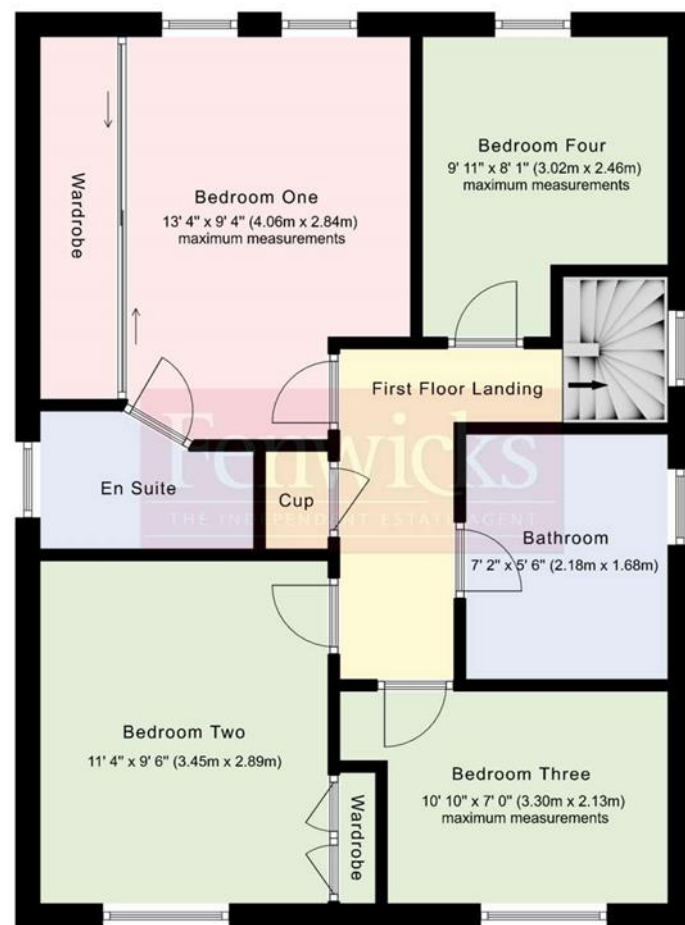
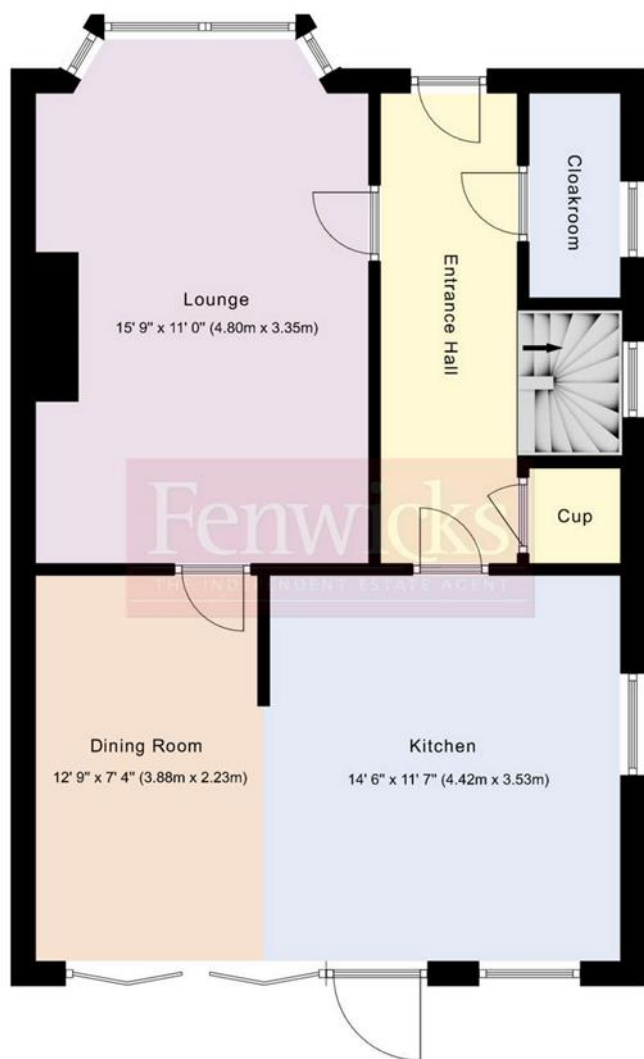
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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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.

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£525,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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