

NO ONWARD CHAIN. Enjoying a cul-de-sac location in Downend, this well presented and greatly extended five bedroom home benefits from four reception rooms, principal bedroom with ensuite and dressing room, kitchen/breakfast room, conservatory and double garage measuring (26' 1" x 15' 8")

The Accommodation Comprises:-
Double glazed double opening doors into:

Entrance Porch:-
Window to side, door into:

Entrance Hall:-
Radiator, stairs to first floor with under-stairs storage cupboard.

Cloakroom:-
Window to side, close coupled WC with concealed cistern, wash hand basin inset vanity unit, partly tiled.

Study:- 9' 7" x 7' 5" Plus Recess (2.92m x 2.26m)
Window to front elevation, radiator, door to cupboard.

Lounge:- 15' 9" x 13' 5" (4.80m x 4.09m)
Window to front elevation, radiator, fireplace, sliding glazed doors with panels to side into:

Dining Room:- 12' 3" x 12' 1" (3.73m x 3.68m)
Radiators, French doors with matching panels to side into conservatory, glazed doors to:

Drawing Room:- 27' x 13' 11" (8.22m x 4.24m)
Windows to front and side elevations, radiators, fireplace, French doors with panels to side giving access to rear garden.

Kitchen:- 14' 7" x 8' 9" (4.44m x 2.66m)
Range of base and eye level units with roll top work surfaces, one and a half bowl sink unit, tiled splash-back, pull-out larder unit, integrated dishwasher, fridge freezer, serving hatch to dining room, Range oven with five ring gas hob, extractor.

Kitchen Breakfast Area:- 10' 11" x 9' 5" (3.32m x 2.87m)
Window to side, double opening doors giving access to conservatory, French doors with panels to side giving access to rear garden, wall mounted electric fire, fridge, washing machine, tumble dryer.

Conservatory:- 13' 9" x 10' (4.19m x 3.05m)
Windows to side and rear elevation, French doors to rear, ceiling blinds.

First Floor Landing:-
Access to loft, window to side, airing cupboard.

Bedroom 1 and Dressing Room:- 26' 6" x 14' 2" (8.07m x 4.31m)
Maximum Measurements
Dressing Area with windows to side and rear, radiator, fitted wardrobe and dressing table, shelves. Bedroom with windows to front and side, radiator, fitted bedside cabinets, shelves, sliding mirror fronted doors to wardrobe. Door to:

Ensuite Bathroom:- 9' 1" x 6' 4" (2.77m x 1.93m)
Bath with shower over, close coupled WC, twin wash hand basin inset vanity unit, tiled, chrome heated towel rail, shaver socket, extractor fan.

Bedroom 2:- 13' 5" plus recess x 9' 11" (4.09m x 3.02m)
Window to front elevation, radiator, wardrobes, shower, sink inset vanity unit, chrome heated towel rail.

Bedroom 3:- 14' 4" x 11' 5" (4.37m x 3.48m) Maximum Measurements
Window to rear elevation, radiator, sink with shelf and drawers, deep storage cupboard and further cupboard housing gas central heating boiler.

Bedroom 4:- 11' 1" plus recess x 9' 8" (3.38m x 2.94m)
Window to front elevation, radiator, storage unit.

Bedroom 5:- 12' 1" x 8' 7" (3.68m x 2.61m) Maximum Measurements
Window to rear elevation, radiator, sink inset vanity unit, chrome heated towel rail, cupboard.

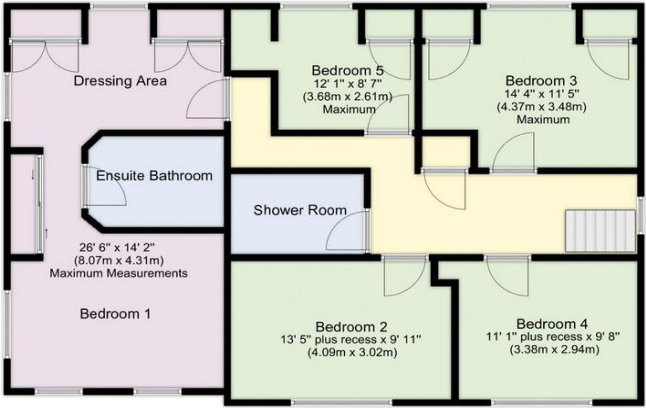
Bathroom:-
Tiled, low level WC, wash hand basin, shower cubicle, chrome heated towel rail, mirrors.

Outside:-
Block paved driveway leading to double garage (26' 1" x 15' 8" (7.94m x 4.77m)) with power and light connected, courtesy door to side, workshop (11'10 x 6'1) and additional workshop (15'9 x 4'4) with windows and power connected. Front lawn, gate gives pedestrian access to the side and rear. Rear garden is laid mainly to lawn with shrubs, bushes and flowers to the borders, storage units to the side, outside power and water tap.

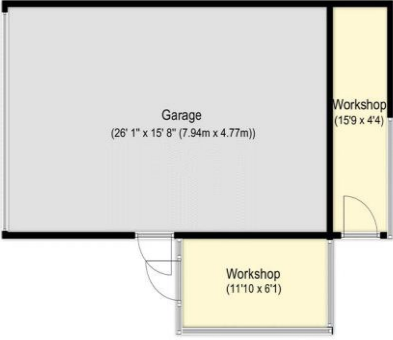




Ground Floor



First Floor



Garage and Workshops

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band F
Tenure: - Freehold
Property Type: - Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Garage and Driveway
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: 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/>
Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

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.



£795,000

4 Crest Close, Fareham, PO16 8RZ

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT