



£825,000
6 Driftwood Drive
Fareham, PO14 1FF

An impressive detached four bedroom family home built in 2014 and situated down Driftwood Drive, a private road in Fareham. The well-presented internal accommodation comprises three reception rooms, downstairs WC, impressive kitchen/breakfast room with central island and utility room to the ground floor. On the first floor are four double bedrooms, two of which benefit from en-suite facilities, plus a modern family bathroom. Externally, the property offers off road parking for at least two vehicles, an integral garage and a spacious, private low maintenance rear garden. Additional benefits include underfloor heating throughout the ground floor, double glazing, built-in Sonos sound system and alarm system. An internal viewing is highly recommended to fully appreciate the accommodation and finish on offer.

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HALLWAY

DINING ROOM 12' 8" x 11' 10" (3.86m x 3.61m)

WC

STUDY 6' 9" x 8' 8" (2.06m x 2.64m)

LOUNGE 21' 1" x 12' 7" (6.43m x 3.84m)

KITCHEN/DINER/FAMILY ROOM 26' 5" x 12' 10" (8.05m x 3.91m)

UTILITY ROOM 12' 10" x 5' 2" (3.91m x 1.57m)

LANDING

BEDROOM ONE 15' 7" x 13' 5" (4.75m x 4.09m)

ENSUITE 4' 6" x 9' 8" (1.37m x 2.95m)

BEDROOM TWO 15' 7" x 12' 2" (4.75m x 3.71m)

BEDROOM THREE 14' 4" x 10' 8" (4.37m x 3.25m)

BEDROOM FOUR 10' 8" x 11' 10" (3.25m x 3.61m)

ENSUITE 3' 9" x 7' 11" (1.14m x 2.41m)

BATHROOM 6' 8" x 10' 8" (2.03m x 3.25m)

REAR GARDEN

INTEGRAL GARAGE

DRIVEWAY



GROUND FLOOR

1ST FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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