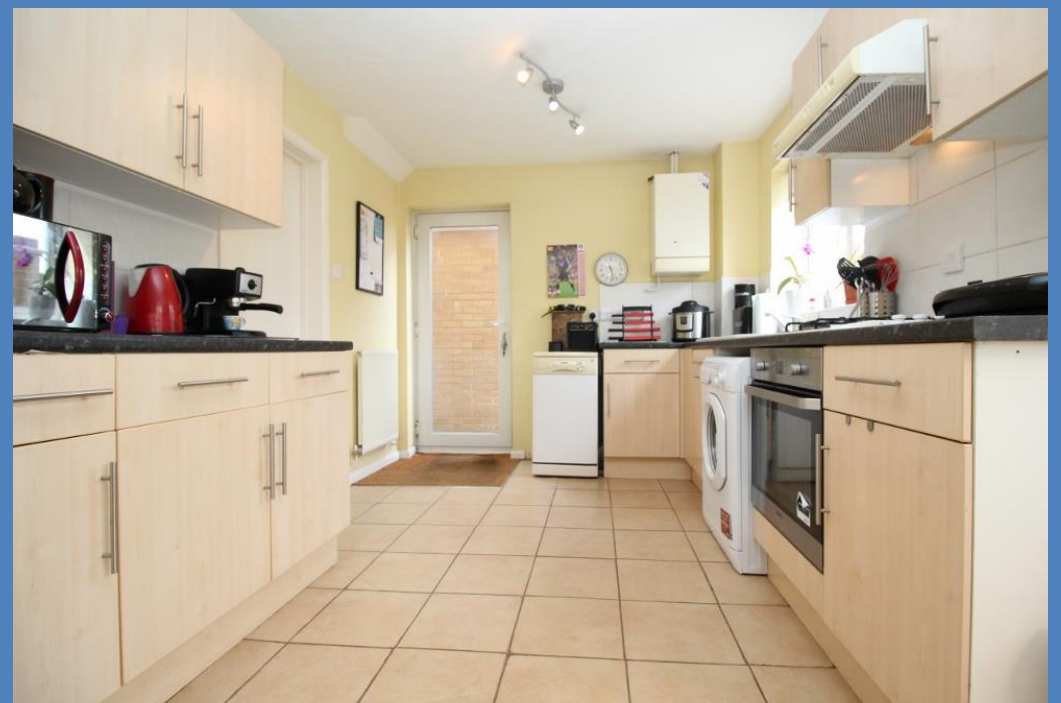




Offers in Excess of £265,000

20 Ibsen Close

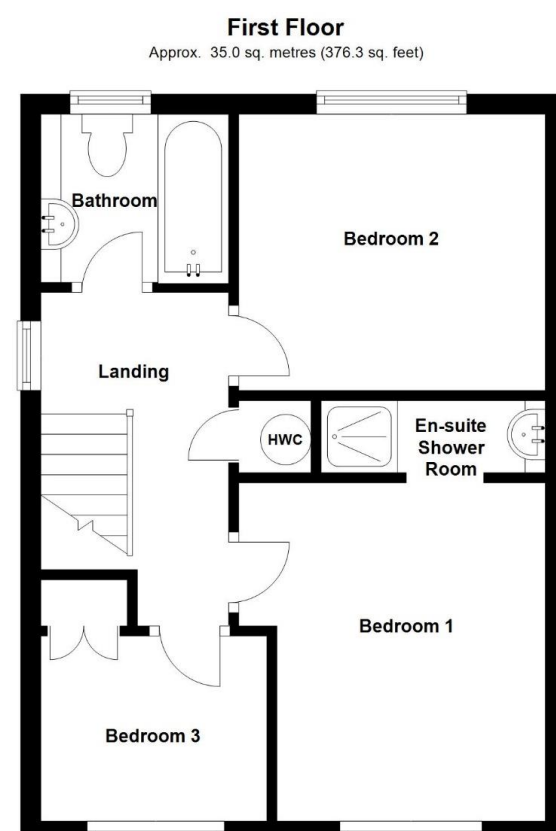
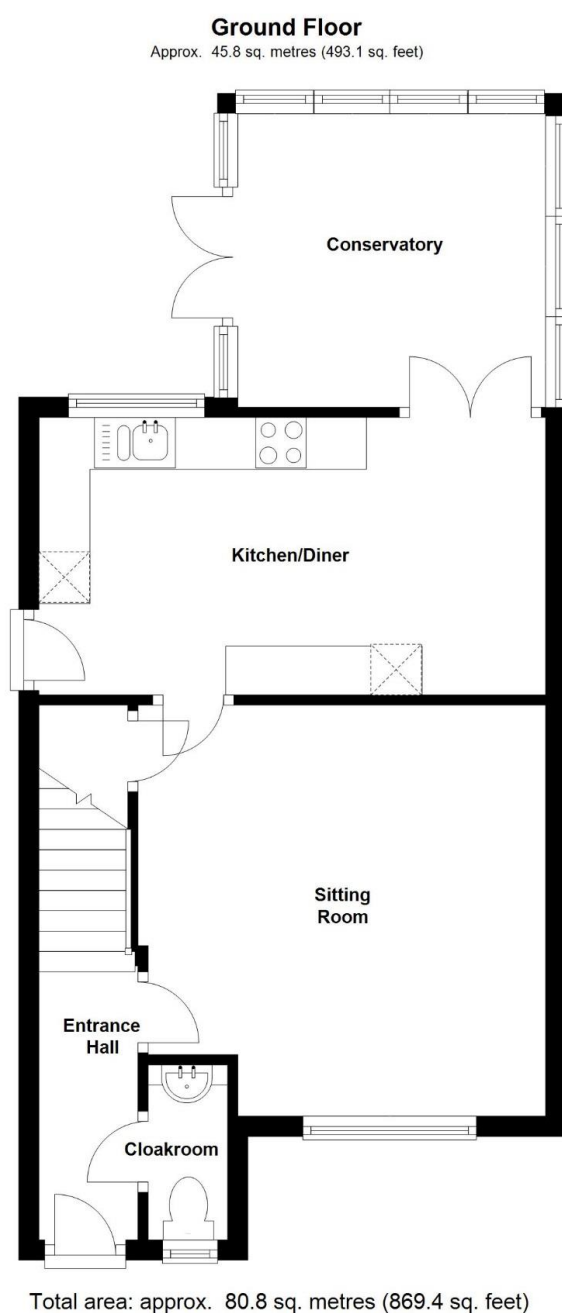
Whiteley, Fareham, Hampshire PO15 7ED



Situated on the sought after 'Sweet hills' side of Whiteley within walking distance to all the local facilities this semi-detached house is sure to meet all your needs. The hallway opens to the comfortable sitting room with doorway to the kitchen/diner giving great family dining space. The conservatory is a real bonus too, leading out to the garden. There is also a cloakroom on the ground floor for guests. On the first floor the master bedroom has an en-suite shower & vanity unit, bedroom two is a good double and the third bedroom would make a super study or nursery with useful storage in the built in cupboards. The family bathroom is fitted with a classic white suite. Outside the enclosed rear garden has access out to the driveway which can accommodate 2-3 cars, for those with toys to store, whether they be for the kids or boys, there is a single garage with side door for easy access from the garden. The current owners have enjoyed the home for the last six years and are ready to pass it on to a new family to make their own.

## Reasons to View

- Situated in the heart of Whiteley, with footpaths and woodland just a short stroll from the front door there will be no shortage of activities on hand for all the family
- School, shops, doctors, park, not to mention access from both the motorway and Botley Road sides of Whiteley... what more could you need?
- Excellent family starter home, with the third bedroom perfectly proportioned for a nursery or office
- The spacious kitchen/diner is perfect space for catching over a family meal.
- With an en-suite shower, ground floor cloakroom and the family bathroom there'll be no queues in the morning
- There's parking for two cars on the driveway in front of the garage



## **The Accommodation Comprises:-**

### **UPVC Front Door with Glass Panel to:**

**Hall** Coving to textured ceiling, laminate flooring, stairs to first floor, master fuse boards, radiator. Doors to cloakroom and living room.

**Cloakroom** UPVC obscure double glazed window to front, textured ceiling, radiator. Suite comprising low level and vanity style wash hand basin with cupboard below.

**Living Room** 13' 6" (4.11m) x 13' 4" (4.06m) UPVC double glazed window to front, textured ceiling, laminate flooring, under stairs cupboard, radiator.

**Kitchen/Breakfast room** 16' 6" (5.03m) x 9' 2" (2.79m) UPVC double glazed window to rear, double glazed door to side passage and double doors to conservatory, textured ceiling, tiled floor, two radiators. Matching range of wall and base units with roll top work surfaces and tiled surrounds. Inset four ring gas hob with extractor above and electric oven below. One and a quarter bowl sink unit with mixer tap over and drainer to side. Wall mounted boiler, spaces for fridge freezer, washing machine and dish washer.

**Conservatory** 9' 11" (3.02m) x 9' 5" (2.87m) Brick wall and UPVC double glazed units with top opening windows, polycarbonate roof, tiled floor, double glazed double doors to rear garden.

**Landing** UPVC double glazed window to side, textured ceiling with loft access hatch, airing cupboard. Doors to:

**Master Bedroom** 10' 11" (3.33m) x 8' 10" (2.69m) min UPVC double glazed window to front, textured ceiling, radiator, step up to en-suite.

**En-suite** Textured ceiling, tiled flooring, extractor fan. Suite comprising vanity style wash hand basin with cupboard below and shower cubicle.

**Bedroom Two** 10' (3.05m) x 9' (2.74m) UPVC double glazed window to rear, textured ceiling, laminate flooring, radiator.

**Bedroom Three** 7' 5" (2.26m) x 5' 10" (1.78m) UPVC double glazed window to front, textured ceiling, built in over stairs cupboard, radiator.

**Bathroom** UPVC obscure double glazed window to rear, textured ceiling, laminate flooring, shaver point, extractor fan, radiator, tiled surrounds. Suite comprising low level WC, vanity style wash hand basin with cupboard below and panel enclosed bath with mixer tap and shower over.

**Garden** Enclosed by brick and panel fencing, side access to garage, mainly laid to lawn with paved patio, garden shed.

**Garage** Up and over door, power and lighting, built in units for storage.

**Council Tax Band** We are advised that this property is under the Fareham billing authority area and is currently council tax band D.

**EPC** Currently rated C.

**Directions:** From Junction 9 on the M27 proceed north on Whiteley Way, take the first exit at the roundabout, go straight over the Hotel roundabout and then take the first right into Yew Tree Drive. At the roundabout bear right into Sweethills Crescent, take the second right into Rattigan Gardens and the first right into Ibsen Close.

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