NESBITT & SONS
ESTATE AGENTS









# 20 Heritage Gardens, Fareham, PO16 9BZ

## Offers in the region of £475,000

Nestled in the desirable Heritage Gardens, Portchester, this charming detached family home offers a perfect blend of comfort and convenience. Situated in a rarely available cul-de-sac location, this property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families of all sizes.

The heart of the home is undoubtedly the modern fitted kitchen and breakfast room, which is designed to cater to all your culinary needs while providing a welcoming space for family gatherings. The property also features a well-appointed bathroom and en-suite ensuring that all your daily routines are met with ease.

One of the standout features of this home is the enclosed south-facing garden, which backs onto the tranquil Wicor Copse. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a peaceful setting. Additionally, the property offers parking for up to four vehicles, a rare find that adds to the convenience of this lovely home.

For those who appreciate the beauty of nature, the shoreline is just a short walk away, providing opportunities for leisurely strolls and scenic views. This delightful property is not just a house; it is a place where cherished memories can be made. Don't miss the chance to make this wonderful family home your own.

## Entrance Hallway



## Conservatory 10'2 x 9'10 (3.10m x 3.00m)



## Living Room 17'2 into bay x 10'10 (5.23m into bay x 3.30m)





## Landing



## Kitchen/Breakfast Room 12'2 x 10'3 (3.71m x 3.12m)




## Utility Room 6'0 x 4'11 (1.83m x 1.50m)

## Downstairs WC

## Dining Room 10'9 x 8'9 (3.28m x 2.67m)




## Master Bedroom 13'11 into bay x 11'3 (4.24m into bay x 3.43m)



## En-Suite

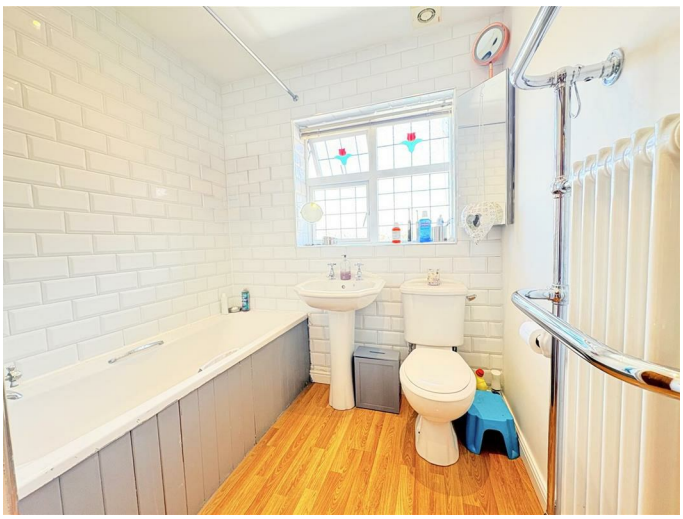
## Bedroom Two 10'11 x 10'5 (3.33m x 3.18m)



## Bedroom Three 10'6 x 7'0 (3.20m x 2.13m)



## Family Bathroom



## Outside

## Driveway

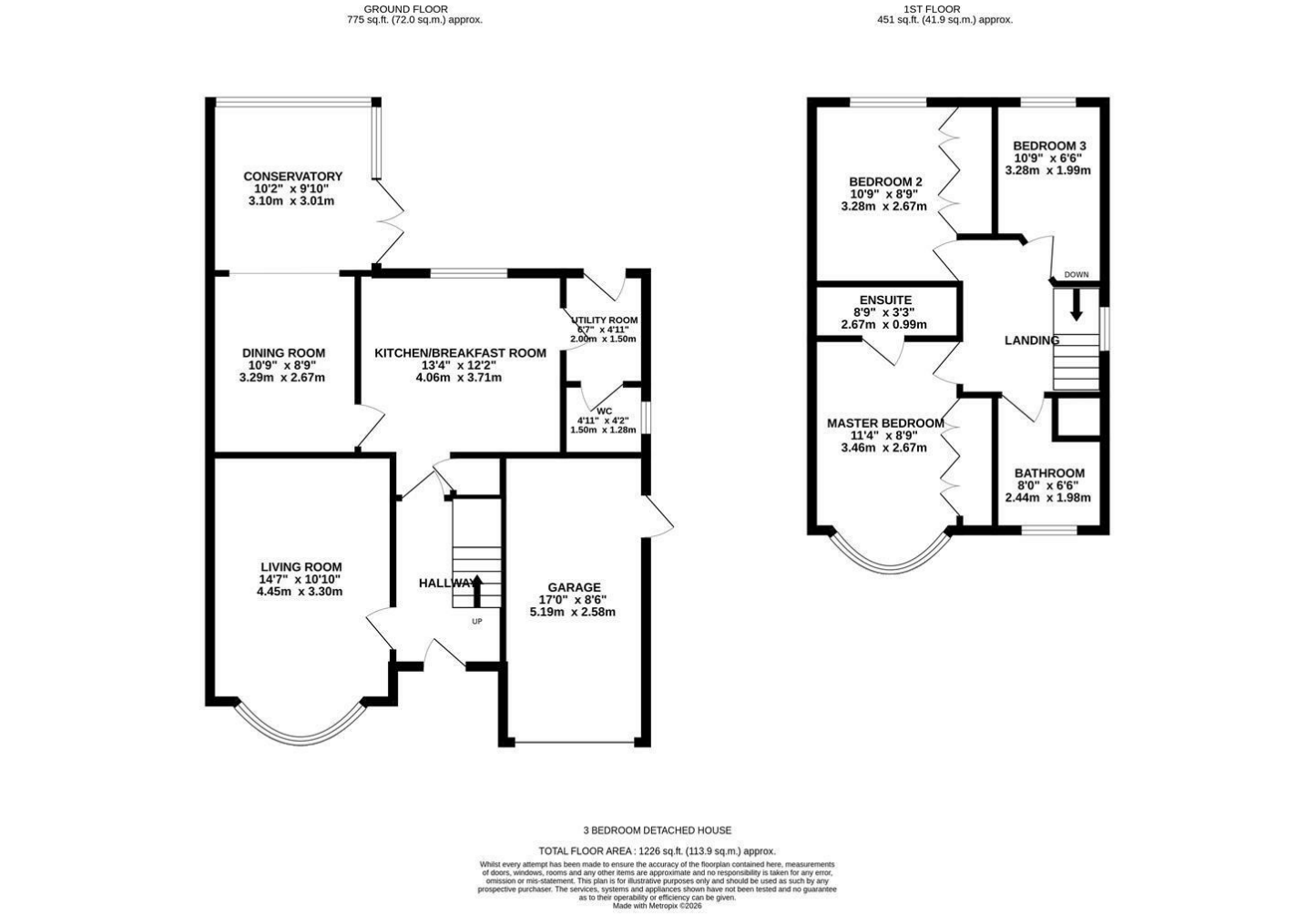
## Garage

## Garden

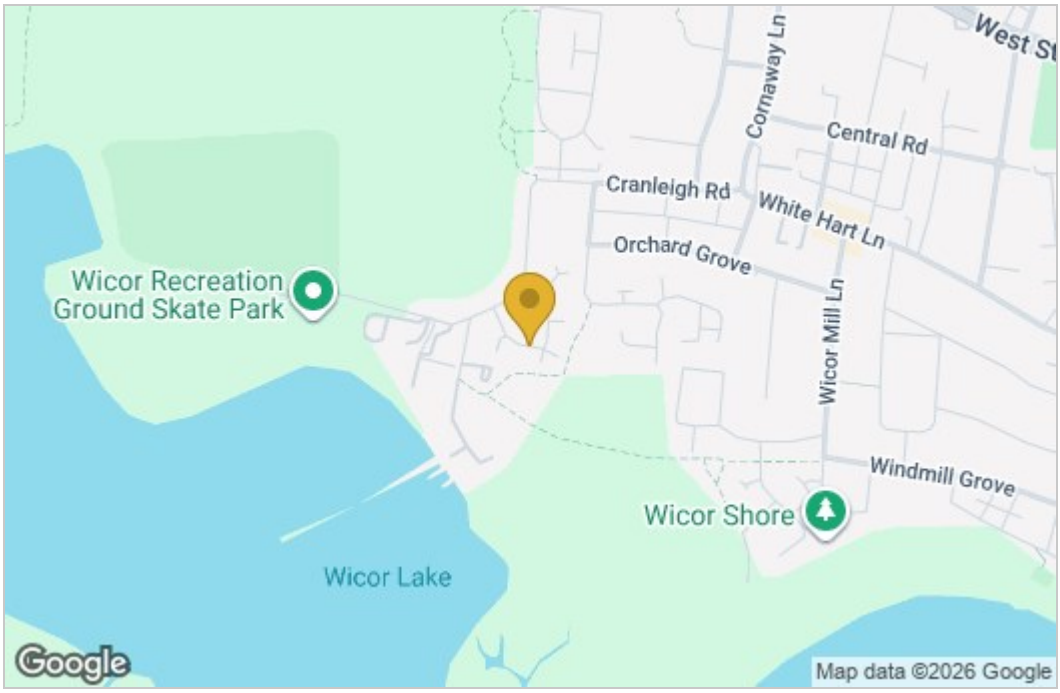




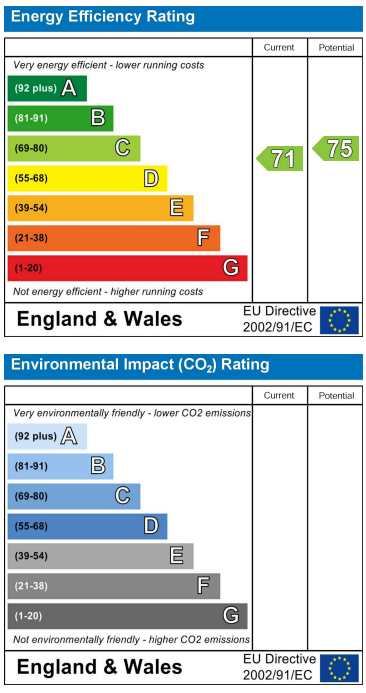
## Floor Plan




## Area Map




## Energy Efficiency Graph

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