A rare and superb opportunity to acquire this spacious and extended detached property tucked away in a cul-de-sac location. The property benefits from deceptively large and versatile living accommodation, garage and off-road parking. Offered for sale with no forward chain.

The Accommodation Comprises

Entrance Porch
UPVC double glazed front door to:

Entrance Hallway
Coved ceiling, two radiators, tiled flooring, stairs to first floor, under stairs storage cupboard.

Study 9' 9'' x 8' 6'' (2.97m x 2.59m)
Coved ceiling, radiator, UPVC double glazed window to front elevation.

Lounge 13' 10'' x 13' 6'' (4.21m x 4.11m)
Coved ceiling, electric fireplace with marble surround and hearth, continuation matching tiled flooring, UPVC double glazed doors and window to conservatory.

Dining Area 13' 1'' x 10' 1'' (3.98m x 3.07m)
Coved ceiling, tiled flooring, UPVC double glazed window to rear elevation overlooking rear garden, radiator.

Conservatory 11' 3'' x 7' 9'' (3.43m x 2.36m)
Polycarbonate roof, tile flooring, UPVC double glazed windows, double opening doors to rear garden.

Utility Room 13' 0'' x 6' 5'' (3.96m x 1.95m)
UPVC double glazed window and door to outside, base and eye level units, stainless steel sink unit, recess and plumbing for washing machine, space for additional ?????

Kitchen 13' 0'' x 12' 10'' (3.96m x 3.91m)
Coved ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards, matching wall units and drawer units, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated electric oven, electric hob, extractor over, space for fridge/freezer.

Inner Hall
Double glazed window to rear elevation, cupboard housing boiler.

Family Room 25' 4'' x 16' 10'' (7.72m x 5.13m) narrowing to 11' 7'' (3.53m)
Double glazed window and bow window to front elevation, UPVC double glazed double opening doors and windows to rear garden, wall mounted electric heater, fitted base units, coved ceiling, access to roof space.

Cloakroom 4' 9'' x 4' 2'' (1.45m x 1.27m)
Close coupled WC, pedestal wash hand basin, obscured double glazed window to rear elevation.

First Floor Landing
Obscure UPVC double glazed window to side elevation on the half landing. Coved ceiling, access to loft space, airing cupboard housing hot water tank.

Bedroom One 13' 11'' x 13' 7'' (4.24m x 4.14m) maximum measurements
UPVC double glazed window to rear elevation, fitted with a range of wardrobes, over bed storage, dressing table, coved ceiling, radiator.

Bedroom Two 13' 1'' x 9' 10'' (3.98m x 2.99m) maximum measurements
UPVC double glazed window to front elevation, radiator, built-in wardrobe, coved ceiling, radiator, sliding door to:

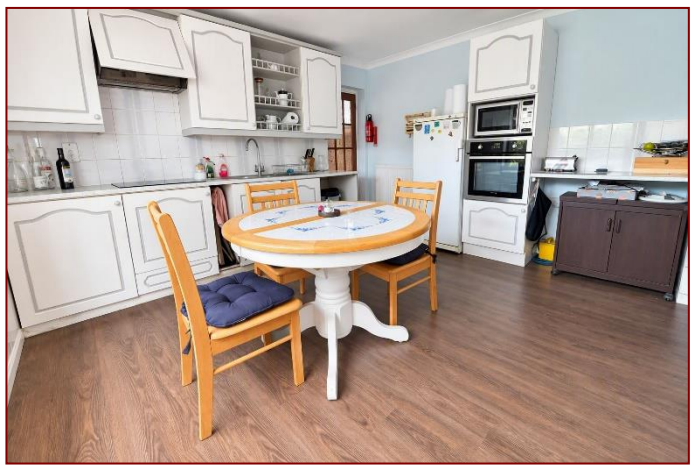
En Suite 7' 8'' x 4' 5'' (2.34m x 1.35m) maximum measurements
UPVC double glazed obscure window to front elevation, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, radiator, light and shaver point.

Bedroom Three 13' 2'' x 10' 1'' (4.01m x 3.07m) plus door recess
UPVC double glazed window to rear elevation, coved ceiling, radiator, range of base cupboard units, wash hand basin inset.

Bedroom Four 13' 7'' x 9' 10'' (4.14m x 2.99m)
UPVC double glazed window to front elevation, radiator, built-in wardrobe.

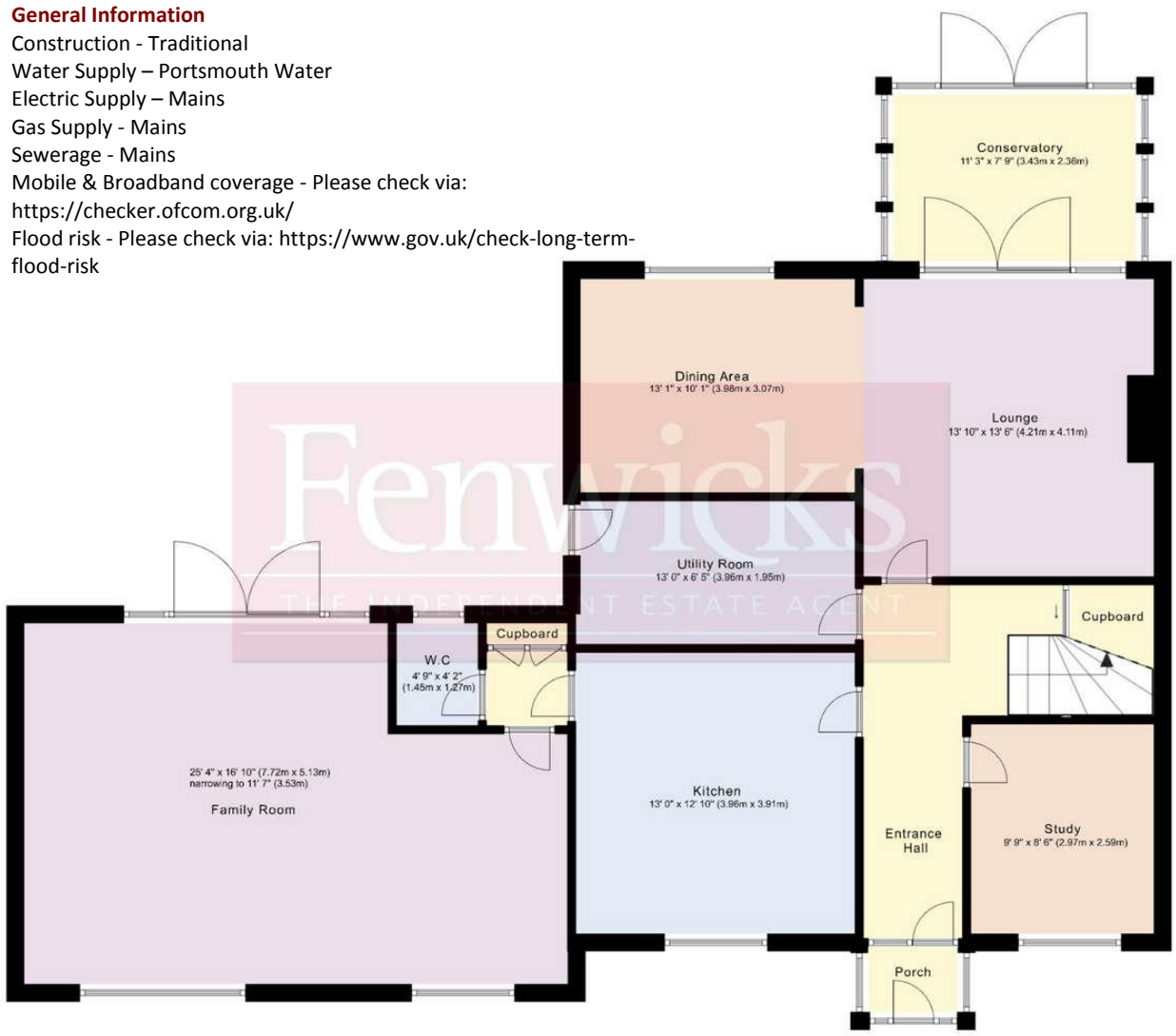
Family Bathroom 10' 2'' x 6' 5'' (3.10m x 1.95m)
Coved ceiling, close coupled WC, spa style bath with mixer tap, two wash hand basins set in vanity unit, tiled flooring.

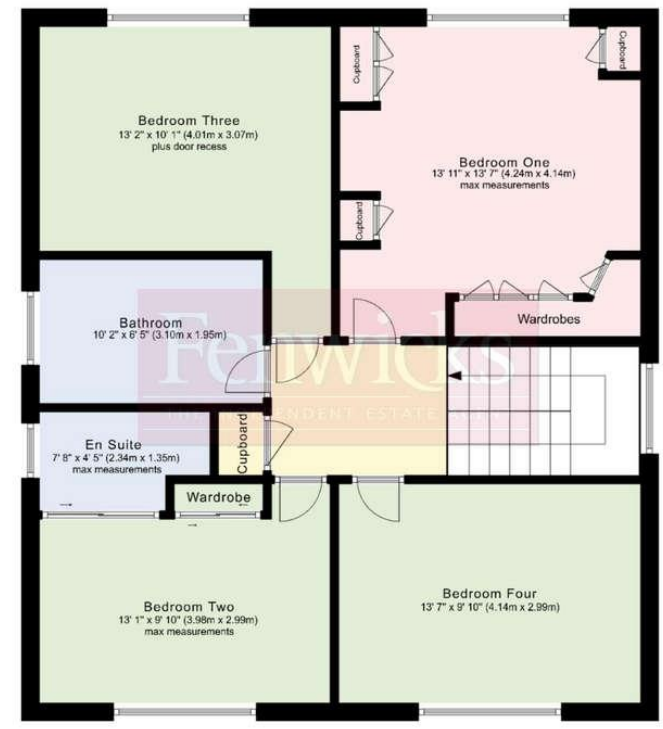
Outside
To the rear of the property there is an enclosed garden, mainly paved with a range of shrubs and trees to borders, gravelled pathways. To the front of the property is a further attractive garden, garage with up and over door, block paved driveway providing off-road parking, side pedestrian access.



Fenwicks
THE INDEPENDENT ESTATE AGENT

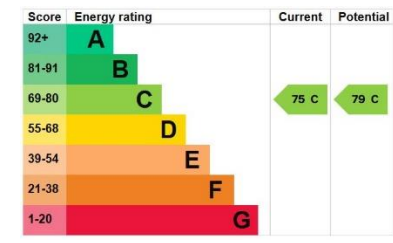
General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via: https://checker.ofcom.org.uk/
Flood risk - Please check via: https://www.gov.uk/check-long-term-flood-risk





Tenure: Freehold

Council Tax Band: F



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.

The Property Ombudsman

DRAFT DETAILS

£535,000
Woodcote Lane, Fareham, PO14 1AZ

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT