



£400,000
Freehold

18 Orpine Close, Titchfield Park
Fareham, Hampshire PO15 5TE



Quick View



3 Bedrooms



Garage



1 Living Room



2 Bathrooms



Detached House



EPC Rating C



Driveway Parking for Two



Council Tax Band D

Reasons to View

- A stylish and modern three-bedroom detached family home with generously proportioned rooms that are move in ready, making a great purchase for the growing family.
- The ground floor offers a through living room and dining space, allowing light to flow through, with a zoned dining space allowing good use of space.
- With three well proportioned bedrooms, an ensuite, and family bathroom, there will be no fighting for the bathroom in the morning.
- Orpine Close lies conveniently close to access routes, allowing access to the A27 and M27 or head towards the coast at Lee-On-Solent whilst providing great access to local retail outlets.
- The tiered rear garden provides that all-important outdoor space with a decked seating area, allowing you to make the most of those summer evenings with some 'light refreshment'.
- Our sellers are actively looking for their new home and hope the new custodians will enjoy this family home as much as they have.

Description

The front door takes you into an entrance hall with stairs to the first floor and a door leading into the integral garage. A further door leads you through into the living room with a zoned dining space and a large window looking out to the front, a glazed door off of the dining space allowing lots of light to flood in. Walk through to the kitchen, and you will find ample worksurfaces with a range of cupboards above and below. With an inset ceramic sink, inset downlighters, full-height larder-style cupboard and door into the separate utility area. There is plumbing for the washing machine, a working area and a wall-mounted gas-fired Vaillant boiler. The side door takes you out to the garden and immediately adjacent is the downstairs toilet with vanity basin and W.C.

The first floor landing provides access to the loft space accessed by a pull-down ladder. The airing cupboard houses the hot water cylinder. The first bedroom has its own en-suite with a walk-in shower, vanity basin and W.C. Additionally, there are his and hers mirror-fronted wardrobes. The second and third bedrooms overlook the rear garden, with the third bedroom also having built-in wardrobes. The family bathroom comprises a modern white three-piece suite with a panelled bath with mixer tap, pedestal wash hand basin and W.C. downlighters and heated towel rail.

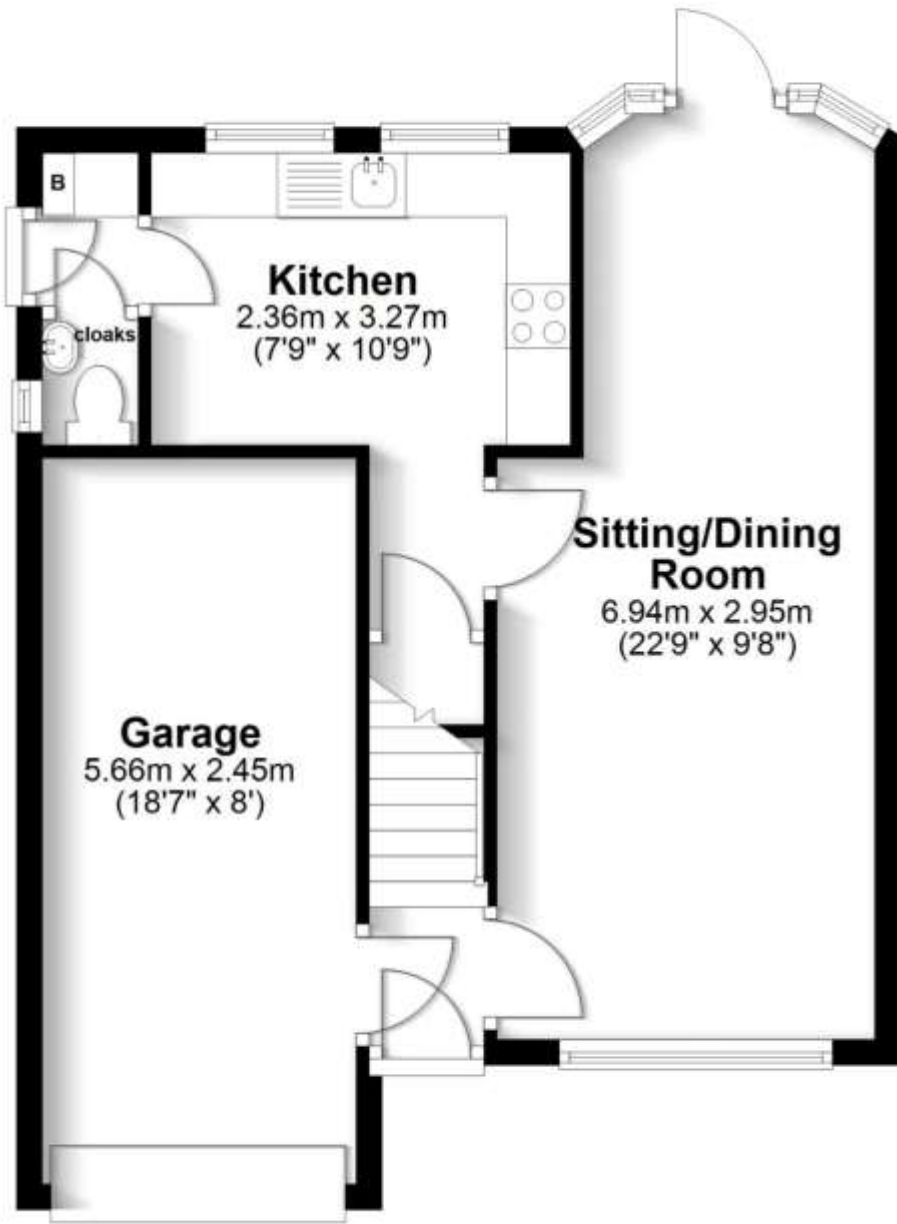
The rear garden is enclosed by high-level wooden fencing, a raised decking area, lawned area with sculpted border, gated access to the side and outside tap. To the front, there is off-road parking for two vehicles enclosed by mature hedging, with an EV charger on the side of the garage. The integral garage has an up and over door with power and light connected. There is a personnel door taking you into the main reception hall.

Directions

<https://what3words.com/iterative.screamed.flushed>

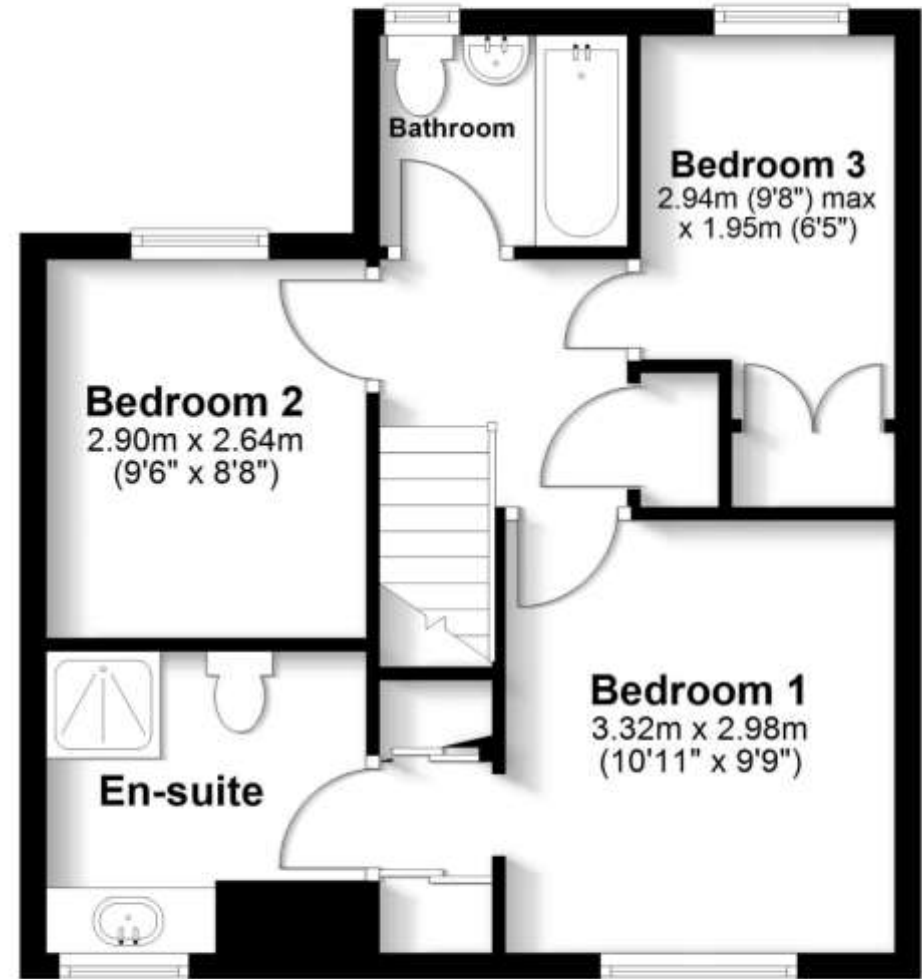
Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.3 sq. feet)
(excluding unnamed room, unnamed room)



Total area: approx. 88.8 sq. metres (955.9 sq. feet)

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