



7 Crest Close, Fareham, Hampshire, PO16 8RZ

TOWN & COUNTRY  
SOUTHERN



**Features**

- An Impressive Detached Family Home
- Four Double Bedrooms, En-Suite Bathroom, Family Shower Room
- 25' Kitchen/Dining Room Leading to Morning Room
- 19' Living Room, Downstairs Cloakroom

**PROPERTY SUMMARY**

An impressive detached family home set within a quiet cul de sac, ideally positioned for convenient road links and also within the catchment area for local schools including Cams Hill School (subject to confirmation). The generous accommodation is arranged over two primary floors and comprises; a large L shaped hallway, cloakroom, 19' living room, and a 25' fitted kitchen/dining room opening into a

morning room. The first floor offers four double bedrooms, an en suite bathroom to the principal bedroom, and a modern family shower room. Outside, the property benefits from ample off road parking, an E.V. point and an integral garage to the front and to the rear is an enclosed low maintenance garden featuring a large patio area and a versatile summer house/home office. Viewing is highly recommended to fully appreciate the space and

setting of this substantial family home.

**ENTRANCE**

Lowered kerb leading to T shaped paved driveway with off road parking for numerous cars leading to garage, to both sides of the house are gates leading to the rear garden, external E.V point, to the front is a manicured hedge with wooden built log store and bin store, evergreens and bushes, step up to main front door with glazed panel and Ring doorbell leading to:



#### PORCH

Tiled flooring, internal glazed door leading to:

#### HALLWAY

L shaped, staircase rising to first floor, radiator, doors to primary rooms, ceiling coving.

#### LIVING ROOM

19' 10" x 11' 8" (6.05m x 3.56m) Double glazed window to front aspect with tiled sill and blinds, window to side, tall contemporary style radiator, ceiling coving, dimmer switch, surround fireplace with log burner (not tested), wall up-lighters.

#### CLOAKROOM

Concealed cistern w.c. with shelf over, tiled splashback, double glazed frosted window to side aspect, ceiling spotlight, wash hand basin with mixer tap and cupboard under, tiled flooring.



#### KITCHEN / DINING ROOM

25' 0" x 10' 2" (7.62m x 3.1m) Dining area: Wood laminate flooring, tall contemporary style radiator, ceiling spotlights, square opening leading to morning room, peninsular style divide with granite work surface and cupboards under leading to:

#### KITCHEN

Range of matching wall and floor units with granite work surface, inset 1½ bowl sink unit with mixer tap, matching granite splashback, integrated washing machine with matching door, tall larder style unit with shelving and integrated fridge and freezer to one side with matching doors, integrated Indesit dishwasher with matching door, inset Neff five ring induction hob with pan drawers under and extractor hood, fan and light over, eye-level Neff oven with microwave over and cupboards over and under, matching flooring, double glazed door to side aspect, double glazed window to rear aspect overlooking garden, bracket for wall mounted T.V., ceiling spotlights.

#### MORNING ROOM

10' 5" x 9' 7" (3.18m x 2.92m) Double glazed windows on all aspects with twin doors leading to rear garden, radiator, vaulted ceiling with spotlights, wall up-lighters.

#### FIRST FLOOR

Mezzanine landing with window to side aspect, stairs to primary landing with balustrade, access to loft space, doors to primary rooms, built-in airing cupboard with shelving.

#### BEDROOM 4

10' 8" x 10' 4" (3.25m x 3.15m) Double glazed window to rear aspect with blinds and radiator under, ceiling coving, built-in wardrobe with rail and shelf, dimmer switch.

#### BEDROOM 3

11' 8" x 10' 4" (3.56m x 3.15m) Double glazed windows to rear aspect with blinds, radiator, built-in double doored wardrobe to one wall with hanging space and shelf, wood laminate flooring, ceiling coving.

#### FAMILY SHOWER ROOM

Corner shower cubicle with drench style hood and separate shower attachment, concealed cistern w.c. with douche and shelf over, circular wash hand basin with drawers under, mirror fronted medicine cabinet over, frosted double glazed window to side aspect, ceiling spotlights, chrome heated towel rail, shaver point.

#### BEDROOM 2

13' 0" x 9' 5" (3.96m x 2.87m) Double glazed window to front aspect with blinds, radiator, ceiling coving.

#### BEDROOM 1

13' 0" x 11' 9" (3.96m x 3.58m) Measurements do not include recessed area for door opening and door to en-suite. Dual aspect double glazed windows to front and side with blinds, double radiator, ceiling coving and spotlights, range of built-in bedroom furniture including chest of drawers, sliding doored full height wardrobes to one wall with hanging space and shelving, bracket and wiring for wall mounted T.V.

#### EN-SUITE BATHROOM

White suite comprising: double ended panelled bath with wall mounted mixer tap, double glazed frosted window to side aspect, fully ceramic tiled to walls and floor, recessed shelving with mirrors, high level storage cupboard, concealed cistern w.c., rectangular wash hand basin with mixer tap, mirrored splashback and pelmet lighting over, shaver point, chrome heated towel rail, ceiling spotlights.



## OUTSIDE

To the rear accessible from the kitchen and morning room is an enclosed garden with large patio area, external meter cupboards, lighting, false grass and raised decked areas, high manicured hedge, evergreens and bushes.

## HOME OFFICE / DETACHED CHALET

9' 2" x 9' 2" (2.79m x 2.79m) Window and door to front aspect, work surface, lighting and power points.

## INTEGRAL GARAGE

16' 3" x 8' 1" (4.95m x 2.46m) 16'3" x 8'1" Roller up and over door, range of built-in shelving, space for tumble dryer, power points, side pedestrian door, high level electric consumer box

## AGENTS NOTES

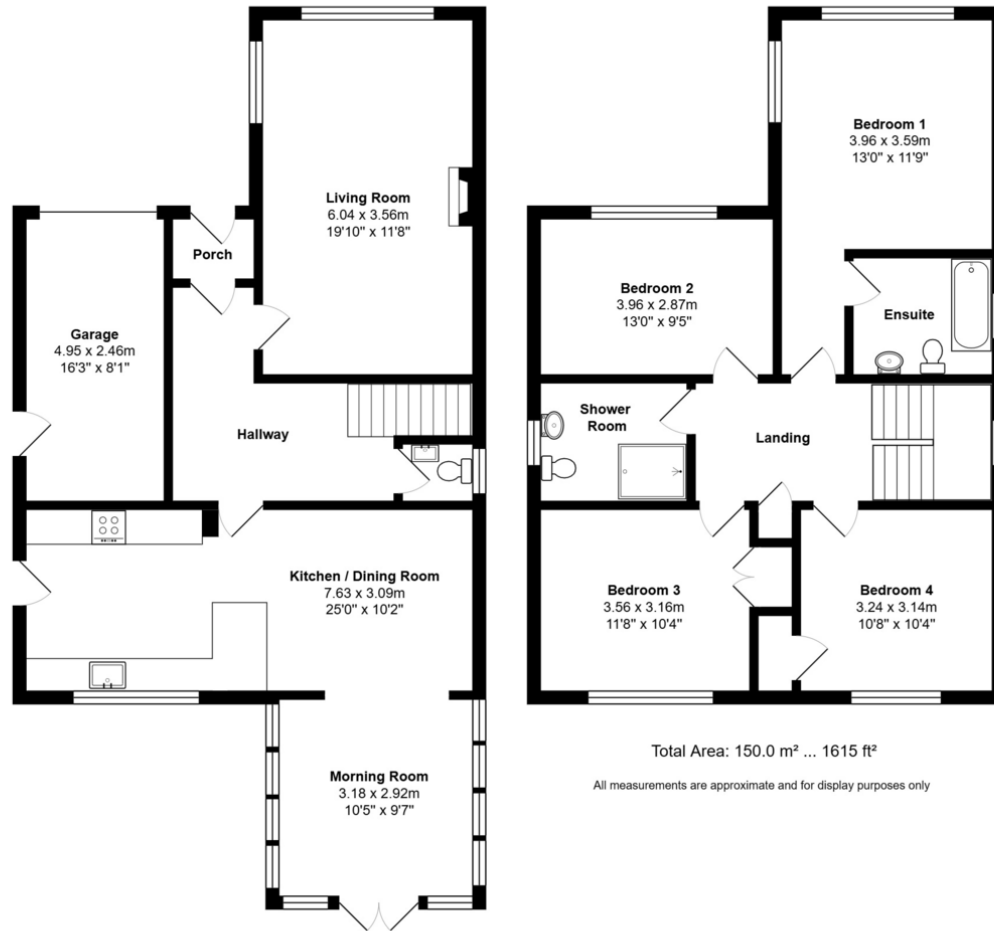
Council Tax Band E – Fareham Borough Council

Broadband – ADSL/FTTC/FTTP Fibre Checker  
(openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.