



1 Ascot Close, Titchfield Common, PO14 4RN

**Guide Price £499,995**



Ascot Close |

Titchfield Common | PO14 4RN

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Guide £515,000 to £525,0000

W&W are extremely delighted to offer for sale this beautifully presented, extended & improved four bedroom detached family home sitting on an enviable corner plot. Internally, the property enjoys an impressively sized 31'ft open plan kitchen/dining/living room, downstairs cloakroom, four bedrooms with the main benefitting from a modern ensuite shower room & modern main bathroom also to the top floor. Outside, the property enjoys a rear landscaped garden, large shed to remain, garage & driveway parking.

Ascot Close is situated with local shops & schools within walking distance, with further amenities of Park Gate & Locks Heath just a mile away. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station.





Beautifully presented, extended & improved four bedroom detached family home sat on an enviable corner plot

Welcoming entrance hall enjoying bespoke fitted understairs storage cupboards & attractive marble floor tiling flowing into the kitchen/dining area, downstairs cloakroom & utility cupboard

Impressively sized 31'ft open plan kitchen/dining/living room with bi-fold doors opening out to the rear garden & four Velux windows

Stunning modern kitchen enjoying quartz worktops, matte cabinets & a large central island

Integrated appliances include double oven, induction hob, microwave, fridge/freezer & dishwasher

Utility cupboard providing space/plumbing for washing machine & tumble dryer

Contemporary downstairs cloakroom comprising two piece white suite

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite, feature low profile walk in shower cubicle tray with attractive marble effect wall/floor tiling

Three additional bedrooms

Modern main bathroom comprising three piece white suite & attractive marble wall/floor tiling

Replacement internal & external windows & doors throughout

Landscaped rear garden with paved patio perfect for alfresco dining, area laid to lawn with display shrubbery/trees

9'15ft Large brick built shed with tiled roof in which will also have power

Garage with power & lighting

Block paved driveway providing parking for multiple vehicles

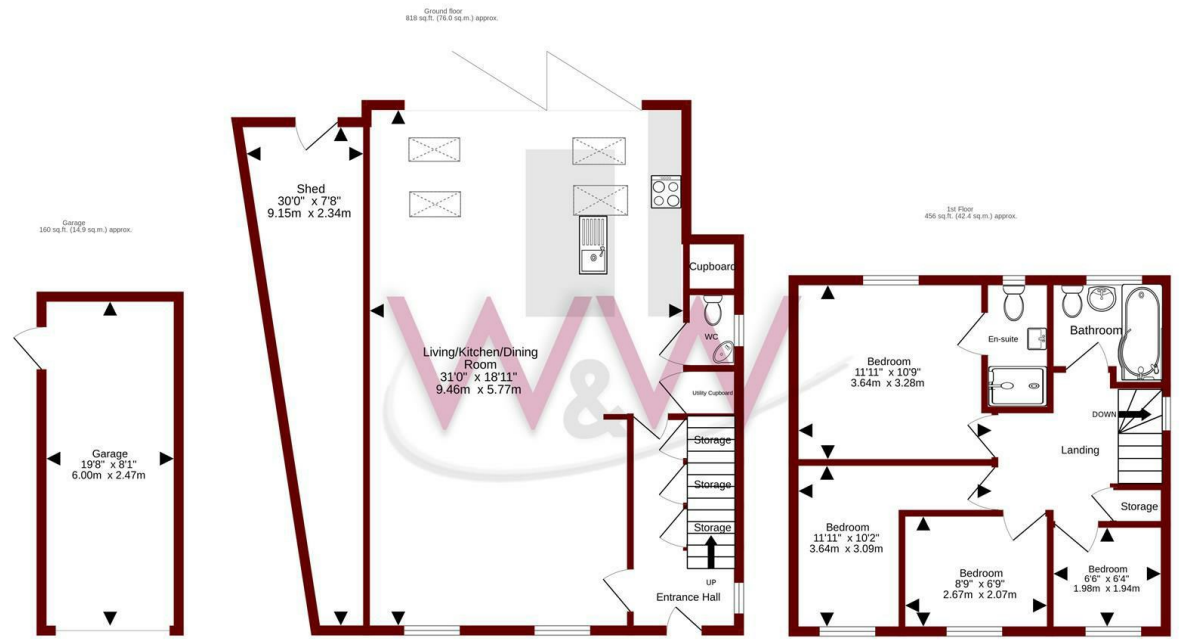
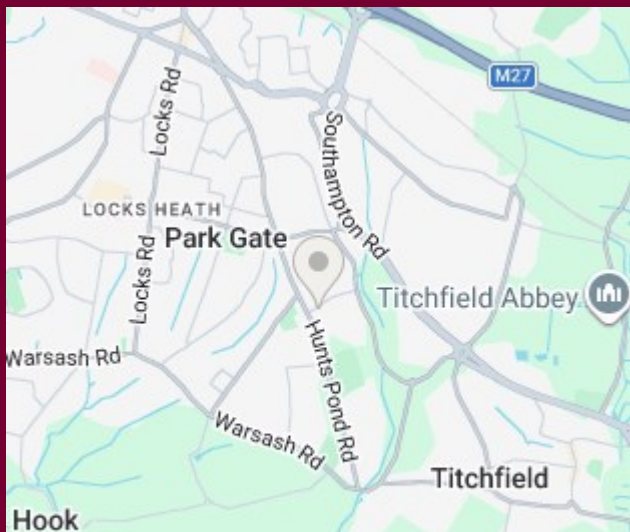
Vendor suited with no forward chain

The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating with a replacement Worcester combination boiler

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA: 1434 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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