



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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Stubbington

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Asking Price £440,000
Freehold



This immaculate three bedroom detached property was built in 2014 and is one of just five properties within the small non estate cul-de-sac. Built by Southcott Homes the accommodation consists of an entrance hallway, downstairs cloakroom, lounge to front, superb kitchen/diner to rear with Bi fold doors opening onto the garden, utility room, three well proportioned bedrooms, master bedroom with ensuite facilities and a family bathroom. Outside the property has a fully enclosed rear garden complete with a composite storage shed and a regularly serviced hot tub. An additional benefit to this property are two allocated parking spaces directly positioned outside your front door. The current owners have replaced the carpets approximately 2 years ago and re-decorated beautifully throughout. There are solar panels included which are owned and provide an income. This stunning property must be viewed to be fully appreciated. Please call Chambers Sales and Lettings to arrange a viewing and avoid missing out on this truly exceptional property.

Entrance Hallway

Accessed via a wood and glazed front door, stairs to first floor landing, storage cupboard, laminate flooring, doors to lounge, Kitchen Diner and to:

Downstairs Cloakroom

Fitted with a white suite comprising of a concealed WC, suspended wash hand basin, extractor fan, inset spot lights to ceiling extractor fan.

Lounge

4.33 x 3.73 (1.22m.10.06m x 0.91m.22.25m)

Double glazed window to front and side elevation, laminate flooring, radiator.

Kitchen/Diner

17'5" x 13'1" (5.32 x 4.01)

Fitted with a comprehensive range of wall and base cupboard/drawer units with work surfaces over, inset sink unit with mixer tap, integrated appliances including eye level oven, four burner gas hob with cooker hood over, dishwasher and fridge/freezer, ceramic tiled floor, BI fold doors to rear garden, inset spotlights, to ceiling, space for dining table and chairs, radiator, access to:

Utility Room

9'6" x 5'10" (2.9 x 1.80)

Wood and glazed door to side elevation, wall mounted boiler, ceramic tiled floor, inset sink unit, plumbing for washing machine and space for tumble dryer.

First Floor Landing

Velux window, access to fully boarded loft with light,and solar panel inverter, access to airing cupboard with hot water tank.

Master Bedroom

11'4" x 10'1" (3.47 x 3.09)

Double glazed window to front elevation, built in double wardrobes, radiator, door to:

Ensuite

Fitted with a white suite comprising of a corner fully tiled shower cubicle with a 'Rainfall' shower head, suspended wash hand basin, concealed WC, ceramic tiled floor, extractor fan, inset spotlights to ceiling, Velux window, radiator.

Bedroom 2

13'3" x 8'7" (4.04 x 2.64)

Double glazed window to rear elevation, built in double wardrobe, radiator.

Bedroom 3

9'7" x 8'5" (2.93 x 2.59)

Double glazed window to rear elevation, radiator.

Family Bathroom

Double glazed window to front elevation, fitted with a panel bath with mixer taps, concealed WC, suspended wash hand basin, fully tiled walls, ceramic tiled floor, extractor fan, radiator.

Rear Garden

Area immediately behind house laid to patio, main area laid to lawn bordered by a variety of flowers and shrubs, fully fence enclosed with side pedestrian access gate, outside tap, hot tub included, composite storage shed with a 15 year guarantee.

Parking

There are two parking spaces directly opposite the property.

Property Information

Traditional construction under a tiled roof.

Council: Fareham

Council Tax: E

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2, Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Allocated Spaces

Solar Panels

These are owned and generate £15-£30 income per month (depending on the season) These are 1.25KW. The feed in tariff is 20.4p per KWH.

