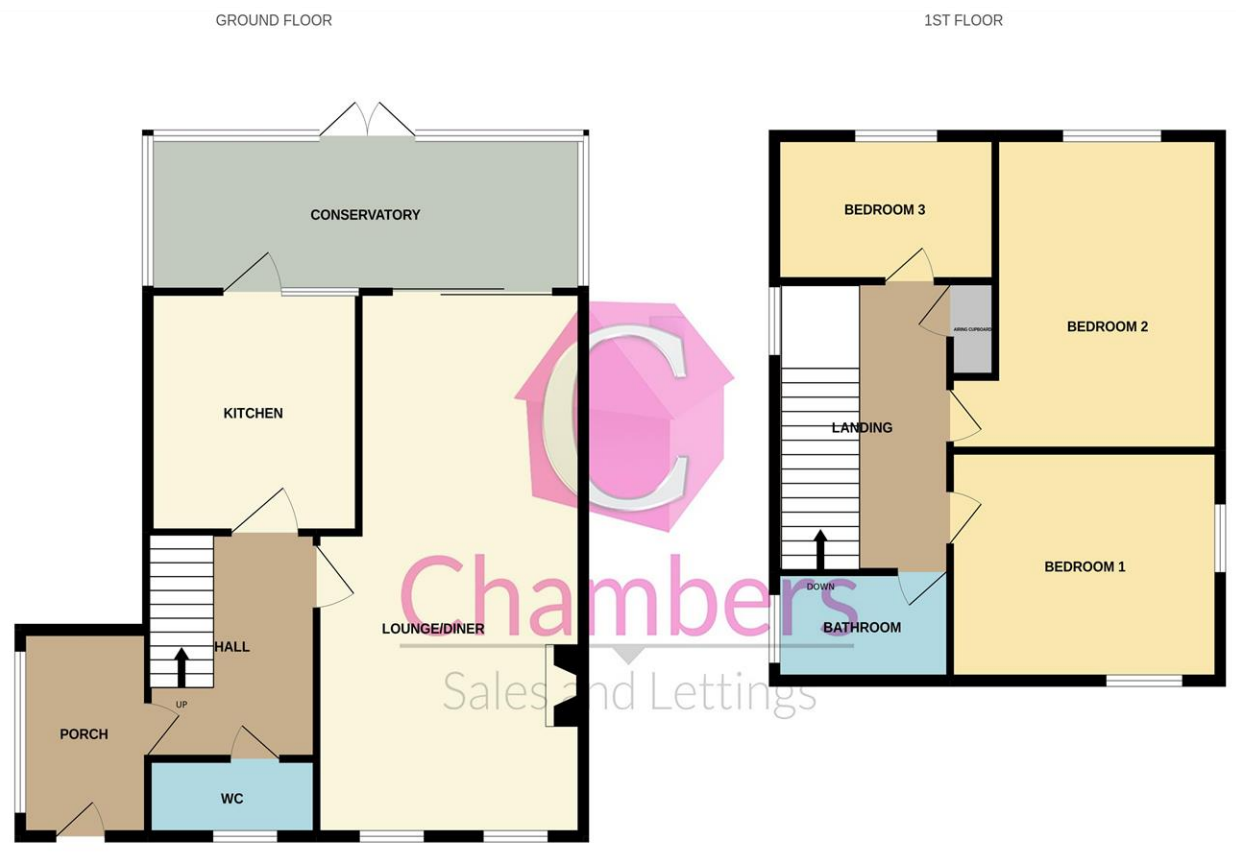




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Chambers
SALES & LETTINGS



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

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





10 Ennerdale Road Stubbington Fareham PO14 2DS

£455,000

Take a look at our 360 tour! Situated in a rarely available yet popular Cul-De-Sac convenient to both the village and school catchments including Meoncross independent school, we have a lovely detached house with twin adjoining garages, with no forward chain. This property due to its much wider than average side driveway, offers a discerning purchaser bags of potential to construct a substantial extension subject to planning. Currently the property provides Lounge/Dining Room, Downstairs Cloakroom, Kitchen, Conservatory, Three Bedrooms and Family Bathroom. Outside there is driveway parking for numerous cars caravan/boat etc, twin garages and a fully enclosed westerly rear garden. Call our friendly team today for your viewing on 01329 665700.

Front Door

Into:

Entrance Porch

Further front door into:

Entrance Hallway

Textured ceiling, access to under stairs storage cupboard, radiator. Doors to:

Lounge/Dining Room 24' 11" x 11' 8" (7.590m x 3.560m)

Textured ceiling, 2 x windows to front elevation, television aerial point, telephone point, sliding patio doors to conservatory, 2 x radiators.

Conservatory 16' 9" x 8' 7" (5.11m x 2.62m)

Constructed from PVCu double glazed elevations under a poly carbonate roof, tiled flooring, French doors to rear garden.

Kitchen 10' 3" x 8' 6" (3.13m x 2.58m)

Textured ceiling, window and door to rear elevation, wall and base units with work surface over, inset sink, plumbing for washing machine, space for slot in cooker and fridge/freezer, radiator.

Downstairs Cloakroom

Textured ceiling, W.C, wash hand basin, access to storage cupboard, radiator.

First Floor Landing

Textured ceiling, window to side elevation, access to roof void, access to airing cupboard. Doors to:

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.61m)

Textured ceiling, windows to front and side elevations, radiator.

Bedroom 2 12' 8" x 10' 3" (3.86m x 3.13m)

Textured ceiling, window to rear elevation, radiator.

Bedroom 3 8' 8" x 6' 10" (2.64m x 2.09m)

Textured ceiling, window to rear elevation, radiator.

Family Bathroom 6' 6" x 6' 6" (1.99m x 1.97m)

Textured ceiling, window to side elevation, suite comprising P shaped panel bath with independent shower over, W.C, wash hand basin, shaver point, complimentary tiling, radiator.

Outside

Front Garden

Laid to lawn with borders.

Front Driveway

Offering off road parking. Leading to:

Enclosed Driveway 43' 5" x 19' 8" (13.240m x 6.00m)

Situated behind a 5 bar gate, a much wider and deeper driveway than average offering off road parking for several cars including caravan/boat etc. Leading to:

Garage 1 17' 11" x 12' 2" (5.45m x 3.70m)

Electric up and over door, power and light, storage units to the rear.

Garage 2 17' 9" x 8' 3" (5.40m x 2.51m)

Electric up and over door, power and light.

Rear Garden

A fully enclosed rear garden with westerly aspect, laid to lawn with borders, further area laid to patio.



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