

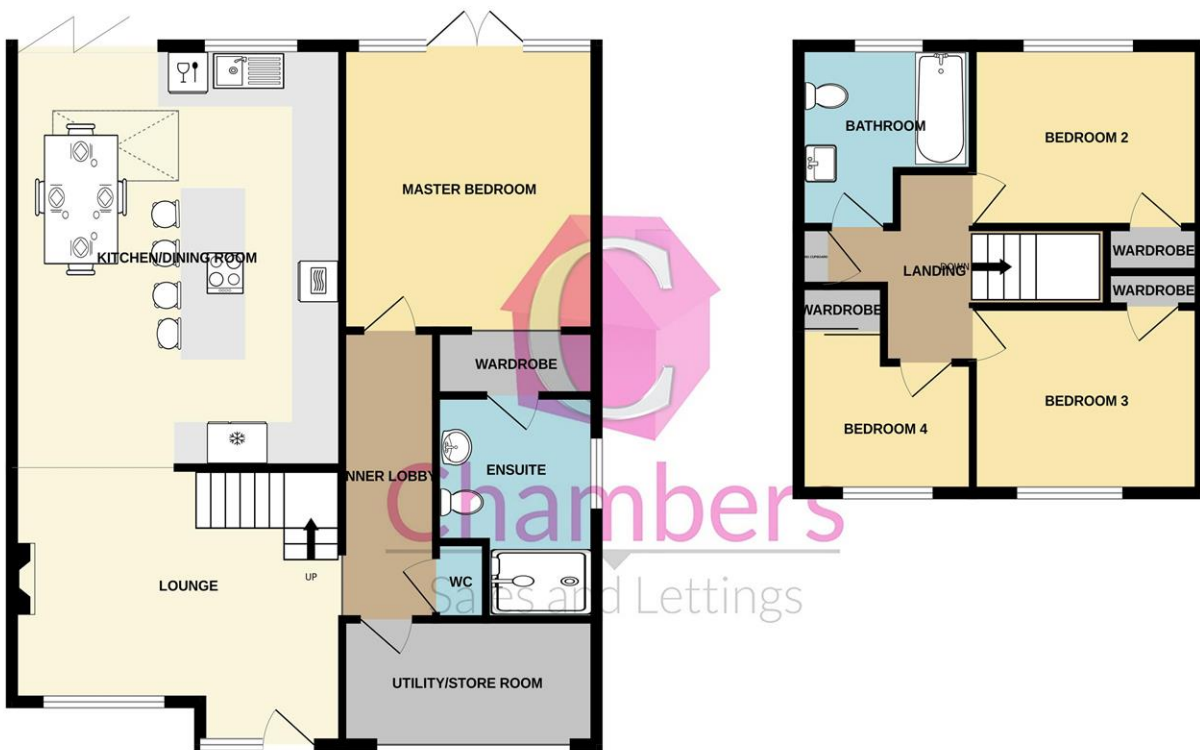


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SALES & LETTINGS

GROUND FLOOR

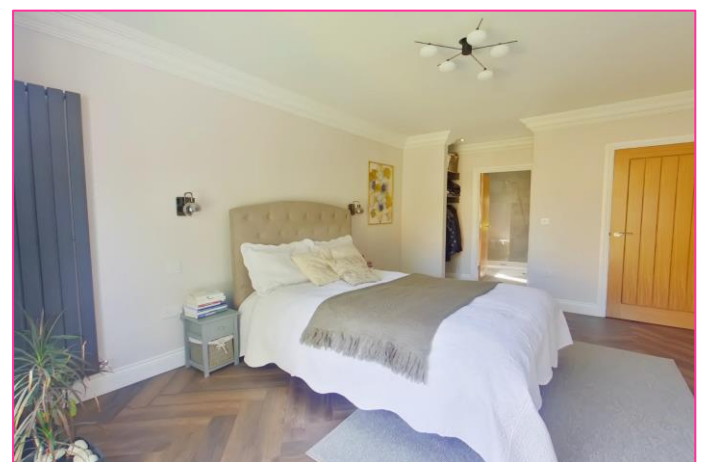
1ST FLOOR



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 read 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







## 38 Cutlers Lane Stubbington Fareham PO14 2JN

Offers in Excess of  
££££

360 virtual tour available! A four bedroom detached house in our opinion impeccably finished to the very highest, luxurious standard by a local builder. The property has been completely modernised and improved including a re-wire, new heating system and wrap around extension, complimented by fittings of the very highest quality, from Vado and Lusso Stone bathroom fittings, ornate coving throughout, feature panelled walls, large En-Suite to Master Bedroom and beautifully fitted kitchen incorporating Neff appliances and Quartz work surface with upstands. Externally there is off road parking on the 'Marshalls' Lunar paved driveway and beautifully landscaped rear garden incorporating feature seating and entertaining area. If you are looking for an individual property within walking distance of the village, with its great school catchments, and you will not compromise on style or a fantastic finish, this property really does require an early internal inspection. Call our Stubbington office and speak to our friendly sales team who can tell you more about the property and arrange your viewing.

### Front Door

### Lounge 18' 7" x 12' 0" (5.665m x 3.669m)

Skimmed 'drop' style ceiling with L.E.D lighting, window to front elevation, feature wood panelled wall and feature fireplace, media and television recess, feature 2 x vertical designer radiators. Open to

### Kitchen/Dining Room 18' 3" x 17' 0" (5.562m x 5.180m)

Dining Area: Skimmed 'drop' style ceiling with L.E.D lighting, Bi-fold doors to rear garden, glass roof lantern, feature vertical radiator. Kitchen Area: Skimmed ceiling with feature 'drop' ceiling incorporating Neff ceiling extractor fan over breakfast bar island, L.E.D lighting, window to rear elevation, beautifully fitted range of wall and base units including range of larder style units, pan drawers with Quartz work surface incorporating upstands over, recessed twin bowl stainless steel sink with feature mixer tap, built in Neff double oven, dishwasher and space for American style fridge/freezer, with Neff five burner induction hob to island.

### Inner Lobby

Skimmed and ornate coved ceiling, radiator, with doors to:

### Master Bedroom 18' 1" x 11' 1" (5.515m x 3.380m)

Skimmed and ornate coved ceiling, French style doors to garden, 2 x wall lighting points, media and television recess with further display niche with lighting, access to dressing area with hanging and shelf space, feature vertical designer radiator.

### En-Suite Shower Room 8' 7" x 6' 11" (2.615m x 2.113m)

Skimmed ceiling with L.E.D lighting, Xpelair silent extractor fan, window to side elevation, fitted suite comprising walk in double shower cubicle with rainfall shower and further independent 'Vado' shower, wall hung 'RAK' W.C with concealed cistern and Grohe push button system, table top wash basin with vanity below and feature wall mounted 'Vado' filler taps, porcelain tiling, 2 x recessed display niches and further display niche with fitted mirror, all with L.E.D lighting, shaver point, feature designer radiator.

### Downstairs Cloakroom

Skimmed ceiling, Xpelair silent extractor fan, wall hung W.C with concealed cistern and 'Grohe' push button system, wash hand basin with 'Vado' fittings and vanity below, fitted mirror, porcelain tiling and feature radiator.

### Utility/Store Room 11' 1" x 7' 0" (3.372m x 2.121m)

Electric roller door, power and light, space and plumbing for washing machine and tumble drier, shelving for storage.

### First Floor Landing

Skimmed ornate coved ceiling, access to roof void, access to boiler cupboard with newly installed Valliant boiler and pressurised tank. Doors to:

### Bedroom 2 10' 2" x 9' 8" (3.105m x 2.934m)

Skimmed ornate coved ceiling, window to rear elevation, access to wardrobe, feature wood panelled wall, designer radiator.

### Bedroom 3 10' 2" x 8' 10" (3.102m x 2.696m)

Skimmed ornate coved ceiling, window to front elevation, access to wardrobe, radiator.

### Bedroom 4 8' 5" x 7' 4" min (2.574m x 2.246m)

Skimmed ornate coved ceiling, window to front elevation, fitted wardrobe, radiator.

### Family Bathroom 8' 4" x 7' 4" (2.538m x 2.229m)

Skimmed ceiling with L.E.D lighting, window to rear elevation, Xpelair silent extractor fan, suite comprising bath tub with 'Vado' independent shower and central mixer filler with clever recess above for toiletries, 'Lusso Stone' luxury wash hand basin with vanity storage and 'Vado' mixer filler, wall hung 'RAK' W.C with concealed cistern and 'Grohe' push button system, porcelain tiling with feature display niche and further niche incorporating fitted mirror both with L.E.D lighting, vertical designer radiator.

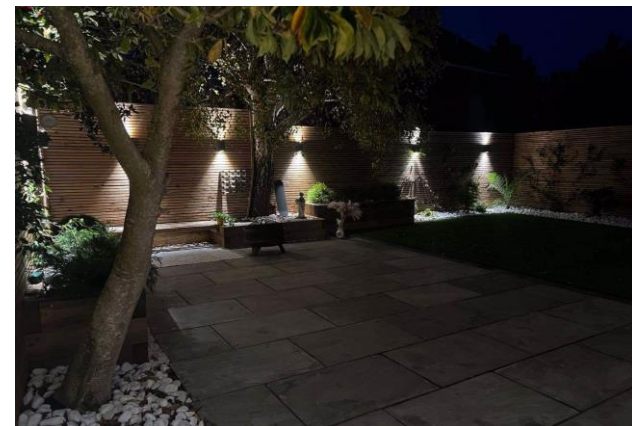
### Outside

### Driveway

A 'Marshalls' Lunar paved driveway offering off road parking, with further landscaped area with planting. Side pedestrian gateway leading to:

### Rear Garden

A beautifully landscaped low maintenance garden with private aspect, laid to lawn with feature borders and planting, further paved area incorporating integrated seating and entertainment area surrounded by complimentary lighting, with further wall lighting points and outside tap.



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