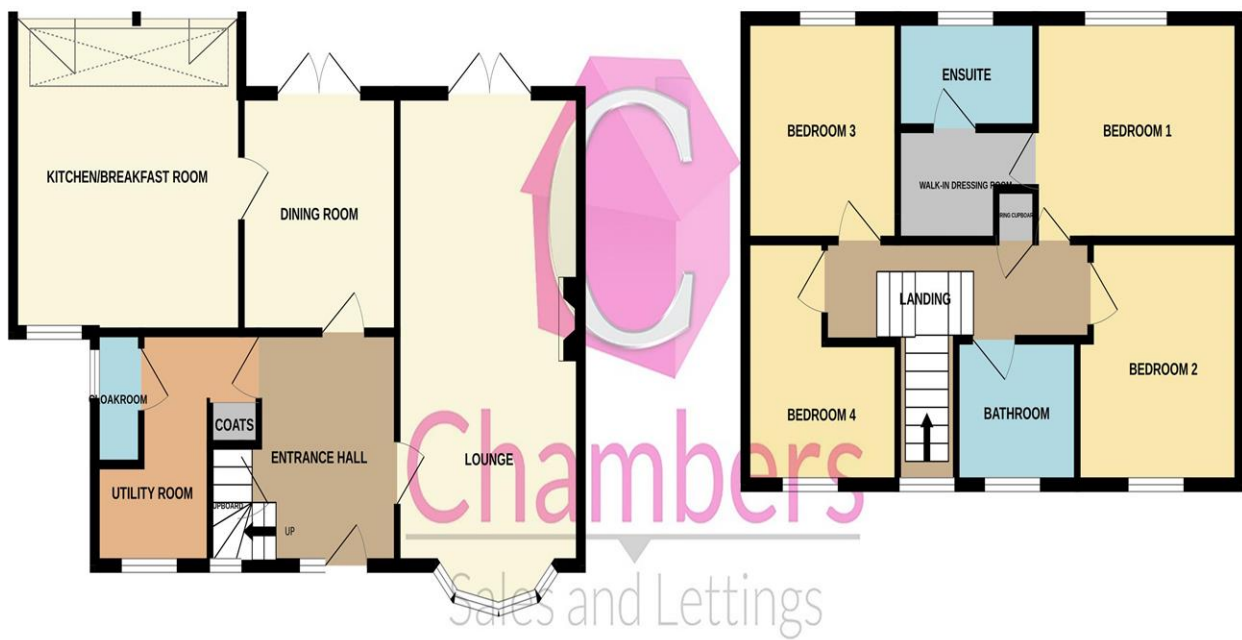




GROUND FLOOR

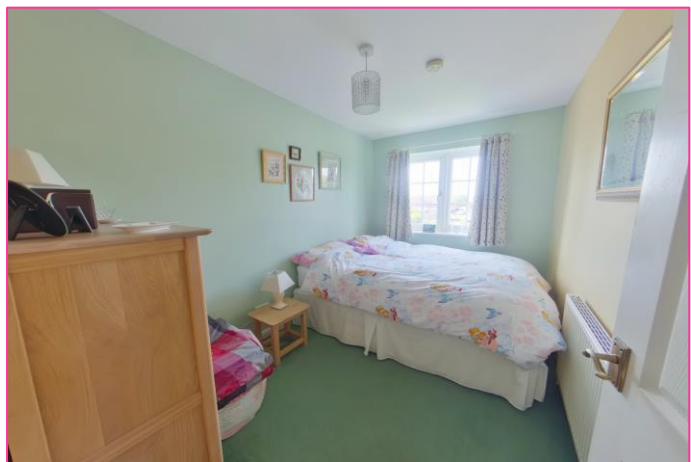
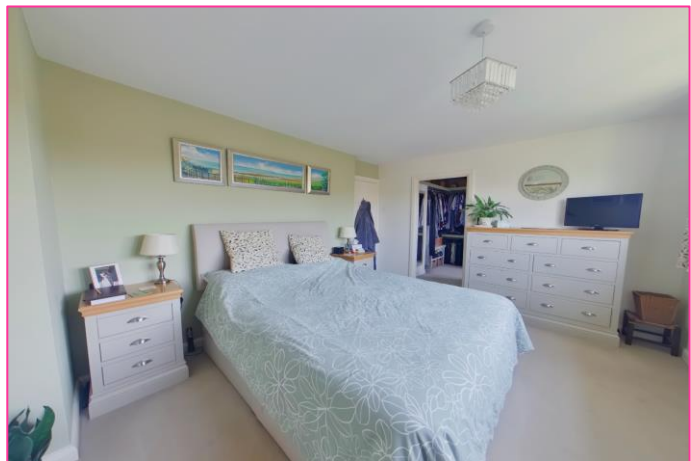
1ST FLOOR



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 used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant 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 companies 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





16 Westgate Stubbington Fareham PO14 2NY

£539,000

360 virtual tour available! An extended four bedroom detached family home within short walks to both Hill Head and Stubbington Village. This home has been extended and well looked after over the years which now boasts a large lounge, separate dining room, fully re-fitted kitchen/breakfast room with bi-fold doors, cloakroom and utility room with newly installed boiler 2022. The first floor has four bedrooms, family bathroom and a walk-in dressing room into an en-suite (previously a fifth bedroom). This property would be ideal for a family as it is within walking distance to great school catchments. The outside offers a beautiful private landscaped rear garden and private driveway parking for around three/four cars or caravan. Call Chambers today to book an internal viewing on 01329 665700.

Front Door

Into:

Entrance Hall

Skimmed ceiling, telephone, access to under stairs cupboard, radiator. Doors to:

Lounge 21' 4" x 11' 10" (6.51m x 3.61m)

Skimmed ceiling, PVCu double glazed bay window to front elevation, french doors open to rear garden, featured open fireplace, television point, two radiators.

Dining Room 11' 5" x 9' 0" (3.48m x 2.74m)

Skimmed ceiling, radiator, french doors open to rear garden.

Utility Room 11' 8" x 7' 3" (3.55m x 2.21m)

Textured ceiling, PVCu double glazed window to front elevation, plumbing for washing machine, tumble dryer, space for fridge/freezer, access to newly fitted boiler (2022), space for hanging coats.

Cloakroom

Textured ceiling, WC, wash hand basin, PVCu double glazed window to side elevation.

Kitchen/Breakfast Room 15' 7" x 14' 6" (4.76m x 4.43m)

Skimmed ceiling, PVCu double glazed window to front elevation, modern re-fitted range of wall and base/drawer units with work surface over, fitted electric oven with gas hob with extractor hood over, integrated dishwasher, fridge/freezer. Space for table and chairs. Extended at the rear with bi-fold doors under a glass roof, under floor heating.

First Floor Landing

Textured ceiling, featured arched window to front elevation, access to airing cupboard, loft void, Doors to:

Bedroom 1 13' 0" x 10' 9" (3.95m x 3.27m)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator. Door into:

Walk-in Dressing Room 8' 6" x 5' 1" (2.58m x 1.55m)

Skimmed ceiling spot lights, offering hanging space. Door to: Agents note: This room and en-suite was previously a bedroom.

En-suite 8' 7" x 5' 8" (2.61m x 1.72m)

Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, suite comprising WC, panel bath with shower over, vanity wash basin, radiator, extractor fan.

Bedroom 2 10' 10" x 10' 5" (3.31m x 3.17m)

Textured ceiling, PVCu double glazed window to front elevation, radiator.

Bedroom 3 11' 2" x 7' 0" (3.41m x 2.13m)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator

Bedroom 4 10' 10" max x 7' 3" (3.31m x 2.20m)

Textured ceiling, PVCu double glazed window to front elevation, radiator

Family Bathroom 6' 6" x 6' 3" (1.99m x 1.91m)

Skimmed ceiling with spot lights, PVCu double glazed window to front elevation, suite comprising WC, panel bath with shower over, vanity wash basin, heated towel rail, fully tiled.

Outside

Front Drive

A fully paved frontage offering space for several cars and caravan. Further garden with mature shrubs and hedges. Side gate giving access to:

Rear Garden

A well established westerly facing garden mainly laid to lawn with further area laid to decking and a corner for seating, mature borders and trees, Offering access to:

Garage

Agent note: The garage is still situated at the rear of the garden however the previously owner enclosed the rear gates and took away the door which now has shrubs and trees in front of it. There is a personal side door from the garage which then offers power and light and plenty of storage space.



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