



chambersestateagency.com

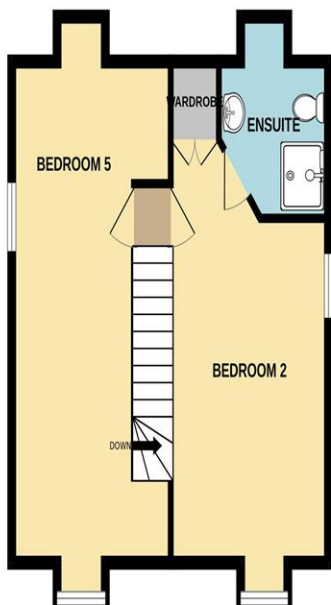
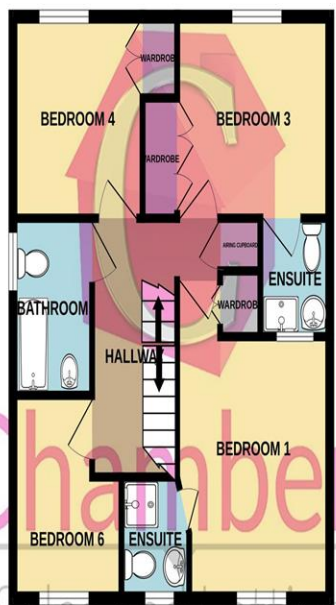
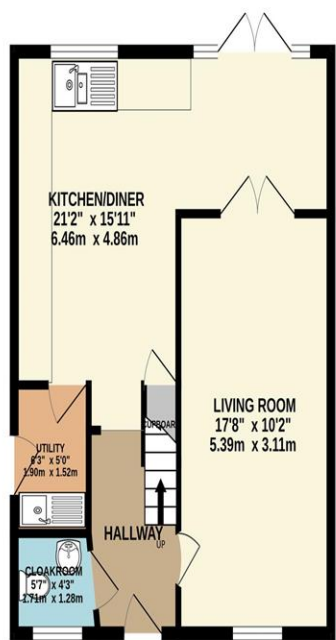
SALES & LETTINGS

Chambers

GROUND FLOOR

1ST FLOOR

2ND 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, systems 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





41 Metcalfe Avenue Stubbington Fareham PO14 2HY

£610,000

SOLD FROM OUR EXTENSIVE DATABASE - SIMILAR FAMILY HOMES URGENTLY REQUIRED! A beautifully presented six bedroom detached house constructed by Messrs Bovis Homes to their Melville design, and situated on an enviable position within the development. Metcalfe Avenue is just a short walk to both the village and is ideally presented for school catchments including Crofton and Meon Cross. This one owner property has been very well maintained throughout and boasts a WOW factor open plan re-fitted kitchen/dining room with built in appliances and quartz work surface, traditional lounge and downstairs cloakroom, the first floor has four bedrooms, two being En-Suite and family bathroom, and second floor with two double bedrooms, one En-Suite. This property would suit many potential buyers including families and those requiring home office space, the tandem garage also offers potential to create further ground floor living space subject to the appropriate permissions. There is a delightful walled and landscaped rear garden and private driveway parking for around three cars.

Front Door

Into:

Entrance Hallway

Skimmed ceiling, feature wooden flooring, radiator. Doors to:

Lounge 18' 3" x 10' 1" (5.567m x 3.086m)

Skimmed coved ceiling, window to front elevation, television aerial point, telephone point, wall mounted fire, feature wooden flooring, radiator.

Kitchen 15' 2" x 10' 9" (4.631m x 3.283m)

Skimmed ceiling, window to rear elevation, re-fitted range of modern wall and base units with Quartz work surface over and feature glass splash backs, built in steam oven further combination oven 5 burner induction hob with cooker hood over, integrated dishwasher, space and plumbing for American fridge/freezer, feature designer vertical radiator. Open to:

Dining Room 9' 11" x 8' 5" (3.031m x 2.560m)

Skimmed coved ceiling, French style doors to rear garden, feature wooden flooring and designer vertical radiator.

Utility Room 7' 6" x 4' 8" (2.297m x 1.415m)

Skimmed ceiling, door to side access, base unit with work surface over, inset sink with mixer tap, plumbing for washing machine, fitted tall storage cupboard, wall mounted boiler.

Downstairs Cloakroom

Skimmed ceiling, window to front elevation, W.C, pedestal wash basin, 1/2 tiled walls, feature wooden flooring, radiator.

First Floor Landing

Skimmed ceiling, access to airing cupboard housing hot tank, radiator. Doors to:

Master Bedroom 11' 1" min x 10' 6" (3.389m x 3.189m)

Skimmed ceiling, bay window to front elevation, window, built in double wardrobe, radiator.

En-Suite Shower Room 5' 9" x 5' 3" (1.757m x 1.607m)

Skimmed ceiling, window to front elevation, extractor fan, suite comprising fully tiled shower cubicle, W.C, pedestal wash basin, shaver point, fully tiled walls, radiator.

Bedroom 3 11' 0" x 8' 9" (3.343m x 2.661m)

Skimmed ceiling, window to rear elevation, triple door wardrobe, radiator.

En-Suite Shower Room 6' 6" x 4' 9" (1.982m x 1.454m)

Skimmed ceiling, window to side elevation, suite comprising shower cubicle, W.C, pedestal wash basin, shaver point, fully tiled walls, extractor fan, radiator.

Bedroom 4 8' 6" x 8' 4" (2.590m x 2.538m)

Skimmed ceiling, window to rear elevation, built in double wardrobe, radiator.

Bedroom 6 9' 8" x 6' 11" (2.934m x 2.099m)

Skimmed ceiling, window to front elevation, 2 x radiators.

Family Bathroom 8' 5" x 4' 11" (2.559m x 1.509m)

Skimmed ceiling, extractor fan, window to side elevation, suite comprising panel bath with mixer tap, pedestal wash basin, W.C, shaver point, fully tiled walls, heated towel rail.

Second Floor Landing

Skimmed ceiling. Doors to:

Bedroom 2 16' 7" not inc bay x 10' 6" (5.042m x 3.195m)

Skimmed ceiling, walk in bay window to front elevation, window to side elevation, built in double wardrobe, 2 x radiators.

En-Suite Shower Room 6' 7" min x 6' 6" (1.997m x 1.980m)

Skimmed ceiling, extractor fan, Velux style window, suite comprising tiled shower cubicle, W.C, pedestal wash basin, shaver point, fully tiled walls, radiator.

Bedroom 5 20' 1" x 11' 5" nar 8' 3" (6.133m x 3.484m)

Skimmed ceiling, windows to front and side elevations, Velux style window, access to eaves cupboard, access to roof void, storage recess, 2 x radiators.

Outside

Driveway



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
Phone: 01329 665700, Email: stubbington@chambersagency.co.uk

www.chambersestateagency.com