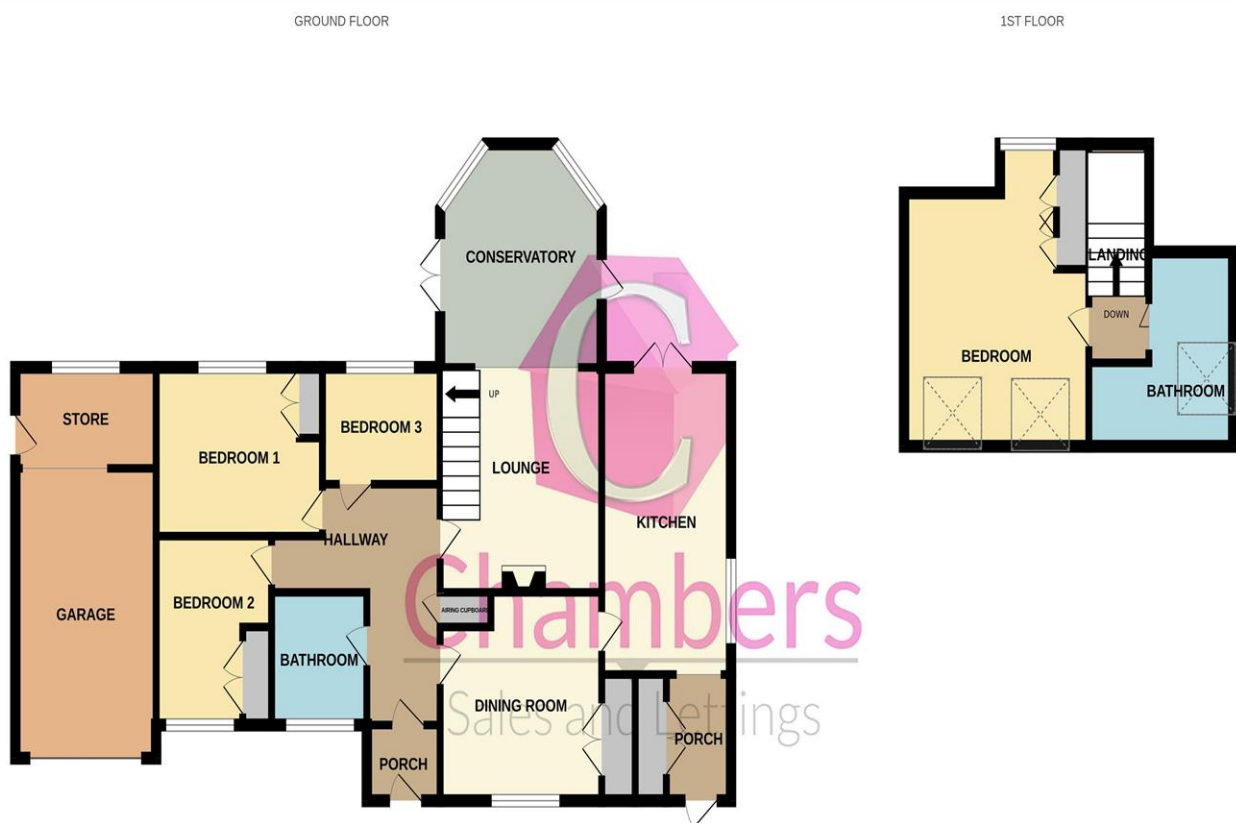




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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





40 Mays Lane Stubbington Fareham PO14 2EN

£617,000

Situated on an enviable plot this four bedroom detached bungalow would suit many demographics due to its versatility. The property has many benefits not least the detached much larger than average log cabin situated in the rear garden, with power and light as well as its own central heating system, cloakroom and kitchenette, this unit could be used as an annexe, home office or summer house. Whilst the property has spacious living accommodation the current owners of twenty plus years had planning permission granted for a side two storey extension and rear extension (now lapsed), currently the property boasts Lounge open to Conservatory, Dining Room, Kitchen, three bedrooms and Family Bathroom to the ground floor with further bedroom and En-Suite Shower Room to the first floor. Outside there is secure parking behind an electric roller gate for several cars, caravan etc, attached garage with internal store, wide side access leading to larger than average mature rear garden and the log cabin. Offered with no forward chain this property really does demand an early internal inspection.

Front Door

Into:

Entrance Porch

Further Door into:

Hallway

Skimmed ceiling with spot lights, radiator, access to airing cupboard. Doors to:

Lounge 14' 2" x 14' 0" (4.31m x 4.26m)

Skimmed ceiling, skylight, two featured vertical glass panels, electric fireplace, television point, telephone point, radiator.

Conservatory 12' 7" x 11' 5" (3.84m x 3.49m)

Constructed from brick with PVCu double glazed elevations, two vertical radiators, side door and french doors to side elevation.

Dining Room 11' 11" x 11' 8" (3.62m x 3.56m)

Skimmed ceiling, PVCu double glazed window to front elevation, fitted cupboard, radiator, door into:

Kitchen 21' 9" x 8' 5" (6.63m x 2.57m)

Skimmed ceiling with two skylights, re-fitted range of wall and base/drawer units, two eye level Neff ovens and microwave, inset sink, electric hob, integrated fridge/freezer, plumbing for washing machine, slimline dishwasher, french doors to rear garden. Open to:

Porch 4' 11" x 4' 6" (1.51m x 1.37m)

PVCu double glazed door and window, storage cupboard which is ideal for shoes and coats, open to kitchen.

Bedroom 1 13' 0" x 12' 6" (3.95m x 3.81m)

Skimmed ceiling with spot lights, radiator, fitted wardrobes, PVCu double glazed window to rear elevation.

Bedroom 2 12' 3" x 10' 8" (3.74m x 3.24m)

Skimmed ceiling with spot lights, radiator, fitted wardrobes, PVCu double glazed window to front elevation, television points.

Bedroom 3 8' 9" x 8' 1" (2.67m x 2.46m)

Skimmed ceiling, radiator, PVCu double glazed window to rear elevation, telephone point.

Bathroom 7' 9" x 5' 5" (2.35m x 1.65m)

Skimmed ceiling, PVCu double glazed window to front elevation, 'P' shaped bath with shower over and mixer taps with a further shower head, heated towel rail, WC, tiled, extractor fan, vanity wash basin, cupboard.

First Floor Landing

Spot lights, doors into:

Bedroom 15' 11" x 14' 10" (4.86m x 4.52m)

Skimmed ceiling spot lights, PVCu double glazed window to rear elevations, two velux windows, wardrobes, radiator, storage cupboards.

Bathroom 12' 1" x 5' 6" (3.68m x 1.67m)

Skimmed ceiling with spot lights, suite comprising roller top bath, WC, wash basin, velux window, further vanity wash basin. separate shower cubicle.

Outside

Log Cabin/ Annexe

with power and light as well as its own central heating system, cloakroom and kitchenette, lounge area and bedroom, this unit could be used as an annexe, home office or summer house.

Rear Garden

A larger than average rear garden mainly laid with lawn, shingle and patio area, fruit tree and further trees and shrubs, access to log cabin and shed. Side gate and access to:

Garage 21' 8" x 8' 10" (6.60m x 2.69m)

Up and over door, power and lights access to electric meters, further storage room at the back 2.67 x 1.48.

Frontage

A spacious paved driveway offering off road parking for plenty of vehicles, caravan etc with a secure electric roller gate.



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