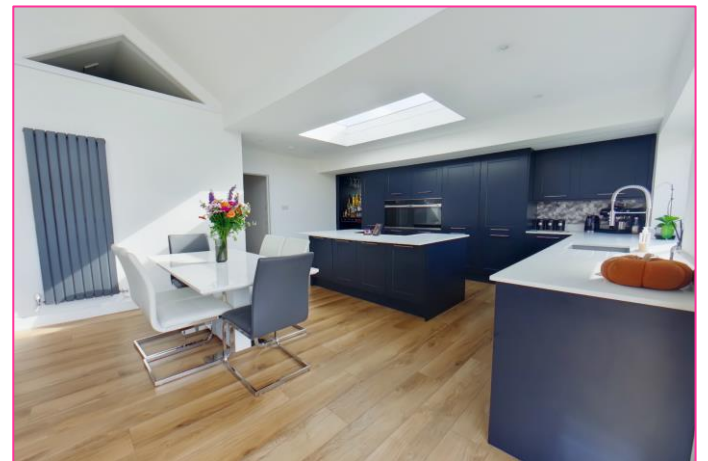


Disclaimer property details

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





12 Glyn Way Stubbington Fareham PO14 2PH

Offers in the Region Of £649,995

Refurbished from the roof down, this three bedroom extended detached bungalow has been finished to the very highest standard by its builder owner. The property has many discerning features such as large En-Suite to the Master bedroom, feature vaulted ceiling to the lounge/dining room, fully fitted kitchen with many appliances and beautifully fitted family bathroom. Outside the property offers driveway parking continuing behind secure gates to the attached garage with electric roller door, and larger than average fully enclosed westerly aspect landscaped rear garden with large open facing summer house, and 'Rain-Bird' irrigation system. Being situated a short walk to the village and near by beach, this property must be viewed to fully appreciate.

Front Door

Into:

Entrance Hallway

Skimmed ceiling, access to roof void via pull down loft ladder (housing Baxi Combi boiler, and fully boarded), feature vertical radiator.

Lounge/Diner 15' 5" x 13' 5" (4.695m x 4.086m)

Not incl alcove area 3.307x1.313 Skimmed and vaulted ceiling with L.E.D lighting, television aerial point, bi-fold doors overlooking rear garden, feature glazed gable end, 2 x vertical radiators.

Kitchen Area 16' 2" x 12' 6" (4.937m x 3.811m)

Skimmed ceiling with roof lantern, fully fitted range of wall and base units with Quartz work surface over, inset sink with mixer tap and a further array of larder style cupboards, island with quartz work surface over, five burner induction hob, feature units including pan drawers, bin storage etc, twin built in smart touch ovens, washer/drier, 70/30 fridge/freezer, built under fridge, integrated washer/dryer feature bar unit.

Master Bedroom 15' 6" nar 12' x 13' 5" (4.713m x 4.081m)

Skimmed ceiling, walk in bay window to front elevation, feature bedside lighting and central lighting point, vertical radiator.

En-Suite Shower Room 9' 0" x 6' 9" (2.736m x 2.065m)

Skimmed ceiling with extractor fan, window to side elevation, suite comprising wet room style walk in shower (screened) with rainfall style shower, wash hand basin with vanity storage and feature wood block work surface, W.C, heated towel rail.

Bedroom 2 11' 11" x 10' 11" max (3.632m x 3.331m)

Skimmed ceiling, window to front elevation, fitted range of wardrobes to one wall, vertical radiator.

Bedroom 3 11' 2" x 10' 11" (3.403m x 3.319m)

Skimmed ceiling, window to side elevation, radiator.

Family bathroom 7' 10" x 5' 11" (2.397m x 1.804m)

Skimmed and vaulted ceiling with glazed gable end, suite comprising bath tub with rainfall shower over and handheld shower attachment, wash hand basin with vanity storage below, W.C, heated towel rail.

Outside

Driveway

Offering off road parking. Double vehicular access gates leading to:

Garage 13' 1" x 7' 6" (4.0m x 2.280m)

Electric roller door, power and light, personal security door to rear garden.

Rear Garden 51' 3" x 41' 3" (15.622m x 12.568m)

A fully enclosed rear garden with private westerly aspect, laid to lawn with borders and integrated 'Rain-Bird' irrigation system, further area laid to granite patio, outside lighting and tap, side pedestrian access and rear pedestrian access gate. Recently installed bespoke large open facing summer house with power and light.

Enclosed Courtyard 17' 9" x 7' 10" (5.4m x 2.4m)

Situated in front of the garage behind access gates.



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