



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.

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





11 Pytchley Close Hill Head Fareham PO14 3SF

£345,000

NO FORWARD CHAIN! A three bedroom family home located in a highly desirable location within walking distance to both Hill Head beach and Stubbington village. The property briefly comprises an lounge/dining room, kitchen, conservatory, three bedrooms and a four piece family bathroom. Other benefits include an integral garage, driveway for two cars with potential for further off-road parking, an en-closed south facing rear garden and within good school catchments. Call us now on 01329 665700 to book an appointment and avoid disappointment as this is bound to be a popular property.

Front Door

Into:

Entrance Hall

Hanging space for coats, radiator, doors to:

Kitchen 8' 5" x 8' 2" (2.56m x 2.49m)

Skimmed ceiling, PVCu double glazed window to front elevation, fitted range of wall and base/drawer units with worksurface over, plumbing for washing machine, dishwasher, eye level oven, electric hob, space for under-counter fridge, inset sink, tiled, radiator.

Lounge/Dining Room 19' 9" x 13' 8" (6.02m x 4.16m)

Textured ceiling, Bay window to rear elevation, electric feature fire, radiator, under stairs cupboard, television point, stairs to first floor, Tado Thermostat french doors open to:

Conservatory 17' 8" x 7' 4" (5.38m x 2.23m)

Constructed from brick under a polycarbonate roof with PVCu double glazed elevations, french doors open to rear garden.

First Floor Landing

Textured ceiling, access to loft void, airing cupboard housing water tank and smart thermostat 'Tado', control panel, Doors to:

Bedroom 1 12' 3" x 10' 3" (3.73m x 3.12m)

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

Bedroom 2 10' 6" x 10' 5" (3.21m x 3.18m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator, laminate flooring.

Bedroom 3 9' 4" x 6' 9" (2.84m x 2.06m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator, freshly re-decorated and new carpets.

Family Bathroom 8' 8" x 6' 3" (2.63m x 1.91m)

Textured ceiling, PVCu double glazed window to front elevation, four piece site comprising, separate shower cubicle with electric shower, wash basin, WC, corner bath, radiator, extractor fan, shaver point.

Outside

Front Garden

Half paved offering off-road parking for 2 cars with the other half laid to lawn offering great potential for a double width driveway. Leading to:

Integral Garage 16' 4" x 7' 11" (4.99m x 2.41m)

Up and over door, access to boiler and both meters. Offers great space to make an internal room within the home. Subject to permission.

Rear Garden

A fully enclosed private south facing rear garden mainly laid to patio with further area laid to lawn, side pedestrian access with secure gate.



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