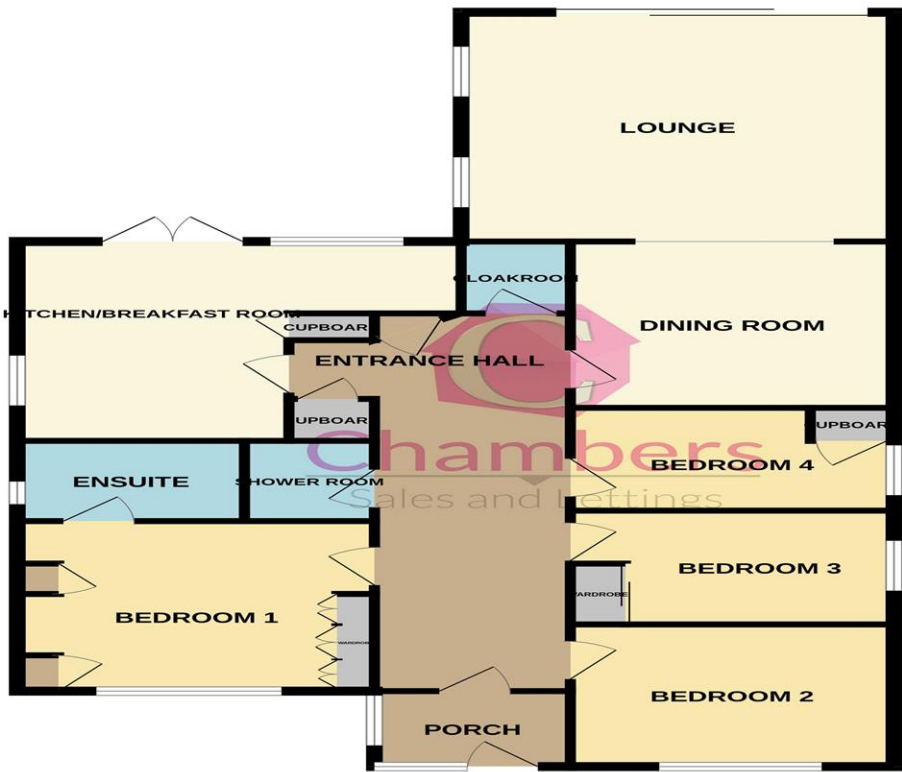




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SALES & LETTINGS

GROUND 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





## 19 Seamead Stubbington Fareham PO14 2NG

£695,000

A very deceptive in size large (nearly 1400 sq ft) four bedroom detached and extended bungalow with a larger than average private westerly rear garden. The property offers well planned accommodation providing four bedrooms, En-Suite to The Master, Lounge overlooking the rear garden opening to a well proportioned Dining room, Kitchen/Breakfast room, family shower room and separate cloakroom. Outside there is a driveway offering generous off road parking leading to the garage and a beautifully landscaped private mature rear garden. No forward chain!

### Front Door

Into:

### Entrance Porch 5' 1" x 5' 0" (1.54m x 1.52m)

Constructed from brick and double glazed elevations, tiled flooring. Further front door into:

### Entrance Hallway

Skimmed coved ceiling, access to roof void, access to airing cupboard housing hot tank, cloak storage cupboard, telephone point, radiator. Doors to:

### Lounge 16' 9" x 14' 2" (5.10m x 4.32m)

Textured coved ceiling, patio doors overlooking rear garden, 2 x windows to side elevation, 4 x wall lighting points, feature fire surround, television aerial point, radiator. Open to:

### Dining Room 12' 3" x 11' 1" (3.73m x 3.37m)

Textured coved ceiling, radiator.

### Kitchen/Breakfast Room 15' 0" max x 14' 4" max (4.56m x 4.36m)

Skimmed coved ceiling, window to side elevation, French style doors to rear garden, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in dishwasher, washing machine, larder fridge and larder freezer, built in double oven, hob and canopy hood over, wall mounted boiler concealed behind kitchen cupboard, space for breakfast table and chairs, radiator.

### Bedroom 1 13' 6" x 12' 9" (4.11m x 3.89m)

Skimmed coved ceiling, window to front elevation, fitted furniture comprising wardrobes either side of bed space with box cupboards over, further fitted wardrobes to one wall, fitted vanity table, radiator.

### En-Suite Bathroom 8' 4" x 7' 0" (2.55m x 2.14m)

Skimmed ceiling, extractor fan, window to side elevation, re-fitted suite comprising panel bath with mixer tap and independent shower over, wash hand basin with vanity storage below, W.C with concealed cistern and fitted bathroom furniture, floor to ceiling

tiling, underfloor heating, heated towel rail.

### Bedroom 2 11' 11" x 10' 2" (3.63m x 3.10m)

Textured coved ceiling, window to front elevation, radiator.

### Bedroom 3 10' 9" x 9' 11" (3.27m x 3.02m)

Textured coved ceiling, window to side elevation, fitted wardrobe, radiator.

### Bedroom 4 10' 9" x 7' 7" (3.28m x 2.31m)

Textured coved ceiling, window to side elevation, built in wardrobe, radiator.

### Family Shower Room 7' 0" x 4' 6" (2.14m x 1.38m)

Textured coved ceiling, extractor fan, re-fitted suite comprising walk in shower cubicle, wash hand basin with vanity storage below, heated towel rail.

### Separate Cloakroom 5' 10" x 2' 11" (1.78m x 0.89m)

Skimmed ceiling, extractor fan, W.C, wash hand basin with vanity storage, floor to ceiling tiling.

### Outside

### Front Garden

Laid to lawn with flower borders.

### Driveway

An extensive driveway offering off road parking for a number of vehicles including space for caravan/boat etc. Leading to:

### Garage 18' 7" x 9' 0" (5.67m x 2.75m)

Up and over door, power and light, personal door to rear garden.

### Rear Garden

A larger than average private mature westerly aspect rear garden. Mainly laid to an extensive lawn with well stocked mature borders and



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