



£435,000
Freehold

**35 Ascot Close,
Fareham, Hampshire PO14 4RN**



Quick View

	4/5 Bedrooms		Garage
	3 Living Rooms		2 Bathrooms + Cloaks
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- Thirty years in a house is long enough to see your family grow and move on, so it's now time for a new family to make memories here.
- Four bedrooms, all of which offer built in wardrobes making for ease of storage, not to mention helping to keep the teenagers' rooms to look tidy!
- The large dining room will surely be the hub of this home and the perfect space for entertaining friends & family, there's plenty of room to get a game out.
- With St Anthony's Catholic Primary School immediately behind and St John's just a 6-minute walk, those with younger children will have a choice here, whilst teens can make their way to Brookfield, or hop on the bus to Fareham College.
- Having a family room on the ground floor and a study/bedroom five on the first floor you will easily be able to work from home or find a quiet space for homework.
- Tucked away off a private drive at the end of the cul de sac there is no passing traffic and a good amount of parking on the block paved driveway as well as the garage.

Description

If you are looking for a home that your family can grow into, then come and take a look at this four-bedroom detached house in Ascot Close. The location is ideal for quick links to the A27 and motorway and if the dog or children need to burn off some energy, Hunts Pond Road Recreation Ground and Kites Croft Woods are both nearby. The Locks Heath Shopping Centre is just over a mile away or pop round to the B&M store for those day to day essentials.

At the end on the cul-de-sac, and approached by a shared drive, the block paved driveway has ample parking for 4 cars, in addition to the garage. A storm porch with a cupboard to the side, handy for those Amazon deliveries, leads to the hall which has the stairs to the first floor, a useful downstairs cloakroom with a white suite and a window to the side.

The sitting room looks out to the front and has a feature arch dividing it from the dining room. Extended at the rear with windows to either side French doors lead out to the pretty garden. A door leads into the adjacent kitchen which is fitted with light wood effect units with complementing work surfaces and under unit lighting. There is additional storage in the understairs cupboard, ideal for the ironing board and vacuum cleaner. Off the kitchen you'll find the utility room, fitted with matching units and hosting the boiler and a door into the family room which has access to the garden.

Upstairs has a U-shaped landing with an airing cupboard and access to the loft space. There are three double rooms with wardrobes in addition to a fourth bedroom with over stairs wardrobe and a study/fifth bedroom. In addition to the family bathroom, fitted with a white suite, there is a separate shower room with a fully tiled enclosure and vanity basin – a convenient addition for those busy mornings!

The pretty rear garden enjoys a southerly aspect, the lawn has well stocked borders and there is a patio area to accommodate the family BBQ's. The garden backs onto St Anthony's School playing fields giving a lovely outlook and ensuring quiet evenings, weekends and summer holidays.

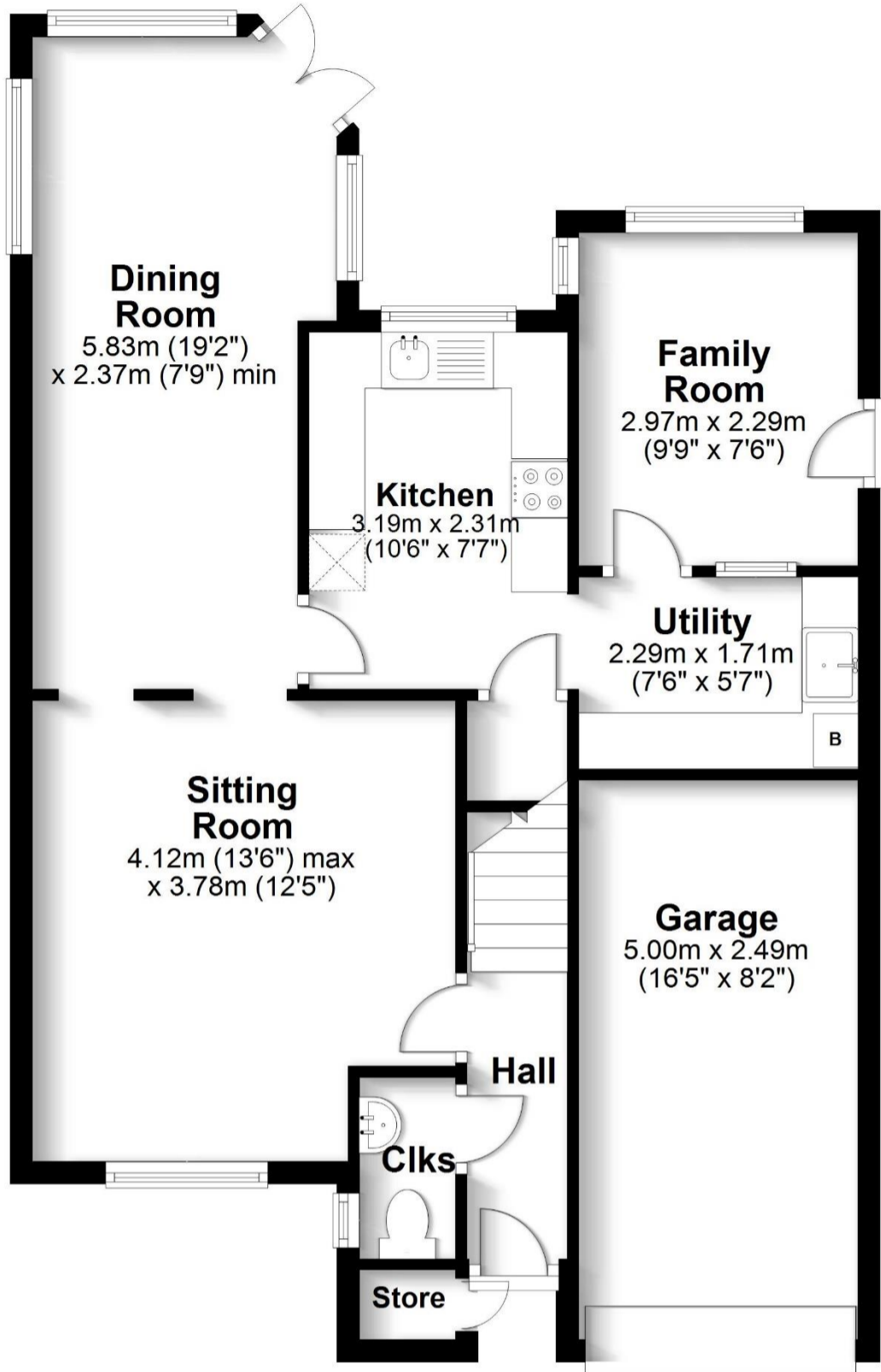
Well maintained over the last 30 years by the current owners the property has extended been three times to accommodate their family. They have also invested money to make this an eco-friendly with owned solar panels making a noticeable difference to electricity bills and realising around £1000/annum in income. We think it's worth you viewing this home, so take a look at the video and then give us a call to view.

Directions

<https://what3words.com/grading.porridge.jumbo>

Ground Floor

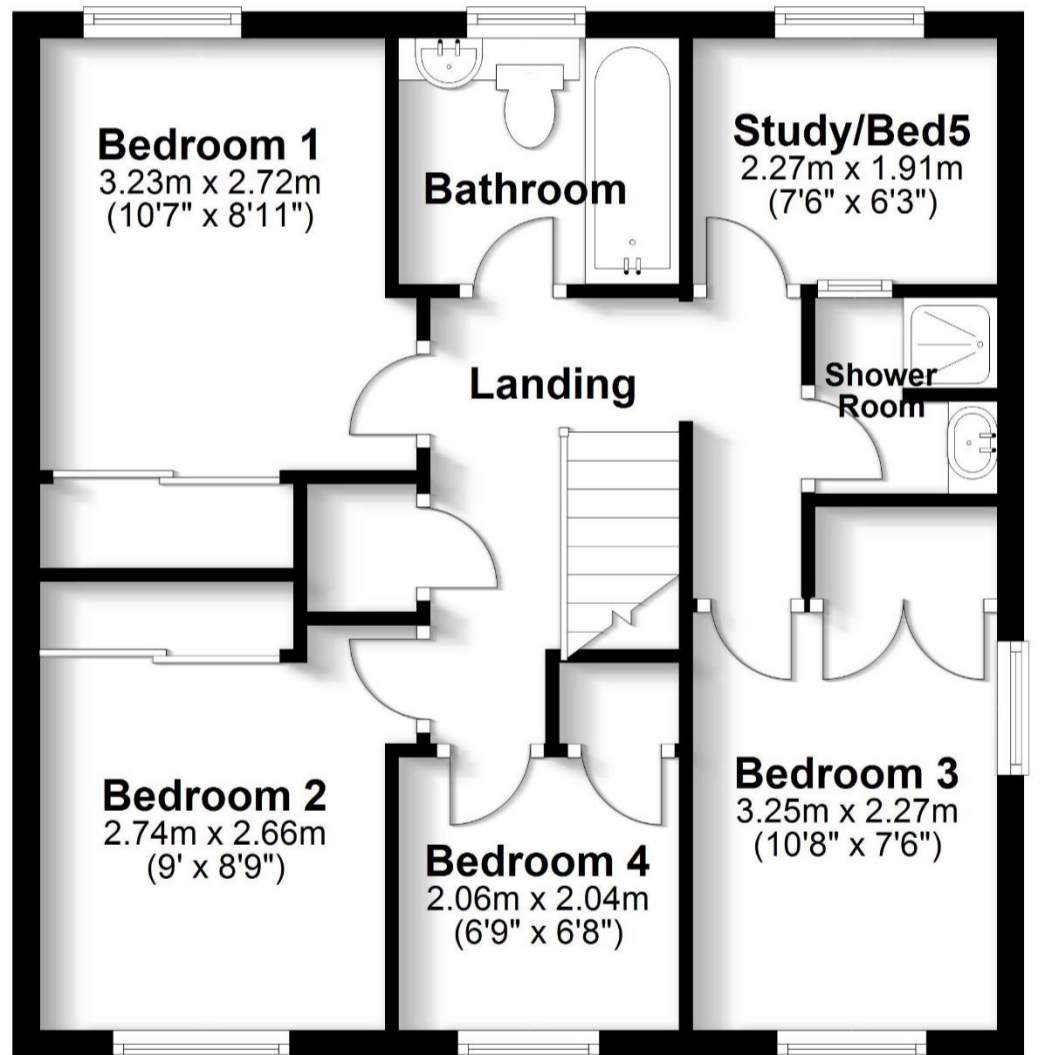
Approx. 68.9 sq. metres (741.7 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

First Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast