



Offers Over £400,000

Freehold

124 Wheatlands, Titchfield Common

Fareham, Hampshire PO14 4SU



Quick View

	3 Bedrooms		Part Garage/Store
	2 Living Room		2 Bathrooms + Cloaks
	Detached House		EPC Rating D
	Driveway Parking		Council Tax Band D

Reasons to View

- Whether it's a work from home space, utility room or teenagers hang out you're looking for, the part converted garage may be just what you need.
- Don't waste your weekends mowing, this south facing garden has been landscaped for ease of maintenance with artificial lawn and a paved patio.
- A fully tiled en-suite shower room enhances the master bedroom which has a full wall of fitted wardrobes for storage.
- With Park Gate primary school within 15 minutes walking distance, you won't have to leave extra time for parking the car on the school run.
- There is plenty of room for entertaining friends and family in the spacious conservatory, its insulated ceiling making it suitable for year round use.
- The Locks Heath Centre and Park Gate shops are both less than a mile away, with Home Bargains just a 5 minute stroll around the corner for those day to day necessities.

Description

We think this is a great location for a family home, being equidistant to both Locks Heath and Park Gate and within easy reach of the A27 and M27 for those who need to commute. Nearby there are a number of parks and open green areas, ideal for the kids to burn off some steam or dog owners to enjoy a stroll.

As you enter this tidy three bedroom detached house, you are greeted by an inviting hallway with stairs up to the first floor. To the left, you will find a convenient cloakroom with a modern sink and toilet, perfect for guests. At the front of the property is a well-designed kitchen fitted with cream shaker style units and integrated appliances including electric fan oven, microwave and induction hob with fume hood over. The breakfast bar area makes the ideal perch for a morning coffee or to chat to the chef while dinner is underway. Continuing through the property, you will find a comfortable and stylish living room, with a fireplace as the centrepiece, perfect for cosy evenings in. The rear of the garage has been transformed into a useful utility/office space off the living room, providing additional storage, or a potential work from home area. The property also boasts a spacious conservatory, benefitting from an insulated ceiling, providing a year-round space for dining, relaxation or entertaining guests, while enjoying a view out to the garden.

Heading upstairs, you will find three bedrooms, with the largest bedroom featuring sliding mirror door wardrobes to one wall and a fully tiled en-suite shower room, adding both style and functionality to this private space. The family bathroom has been fully tiled and refitted with a contemporary style, featuring a double shower instead of a bath, perfect for modern living and busy lifestyles. For additional storage there is access to the part boarded loft space with a pull-down ladder from the landing.

Outside the rear garden enjoys a southerly aspect and is arranged for ease of maintenance with an artificial lawn and paved patio. It is enclosed by panel fencing with attractive flower and shrub borders. To one side there is access via a pedestrian gate to the front. At the front of the house there is a driveway and further parking so you can get 2-3 cars off the road. The front area of the garage accessed via the up and over door provides enough storage for bikes and bins.

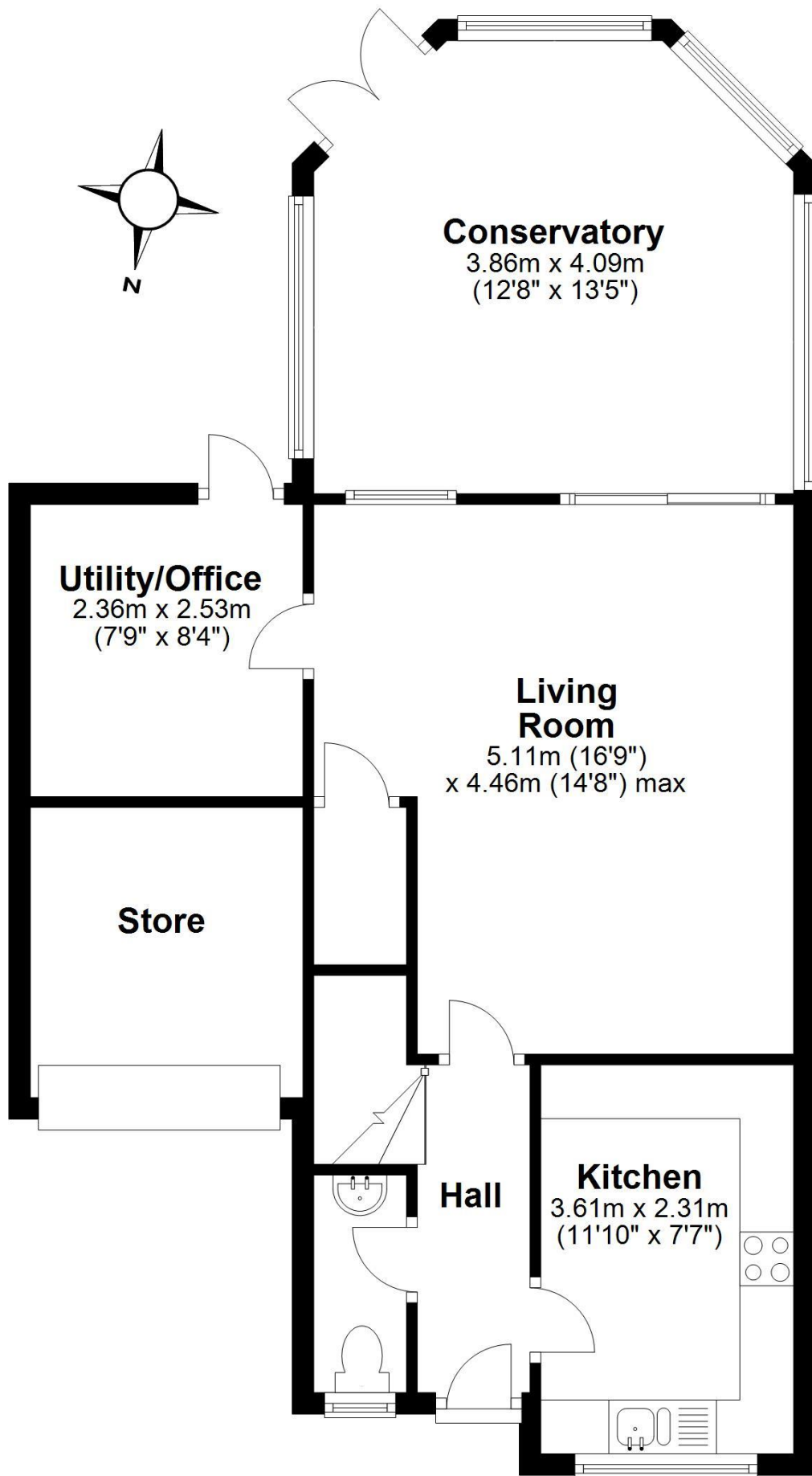
Please do take the opportunity to come and view this well presented home, we're sure you won't be disappointed.

Directions

<https://what3words.com/unite.royal.airfields>

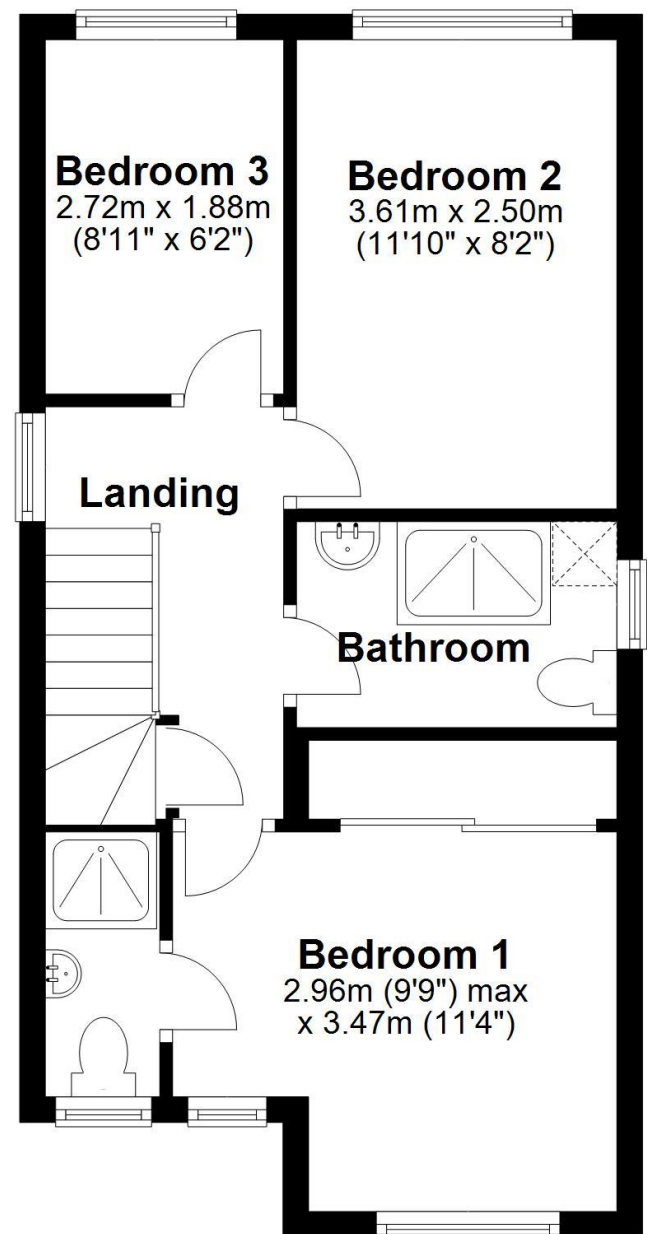
Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 108.0 sq. metres (1162.4 sq. feet)

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