



£450,000

Freehold

8 Branewick Close, Titchfield Park Road

Fareham, Hampshire PO15 5RS



Quick View



3 Bedrooms



No Garage



2 Living Room



2 Bathroom



Detached House



EPC Rating C



Parking for Three Cars



Council Tax Band D

Reasons to View

- A great extended layout downstairs makes this a family friendly home.
- The garage has been converted to provide a versatile additional space, perfect for a teen den, gym or work from home space.
- A hard standing to the front as well as space in front of the garage gives you plenty of parking here.
- With an Orangery spanning the back of the house, this a perfect space for entertaining friends and family.
- Smooth ceilings throughout, and practical wood effect flooring gives a sleek modern look.
- Tucked away in a quiet cul de sac with excellent access to the A27 & M27. This home will make your commute to work a breeze.

Description

This is a fantastic home in Titchfield Park that has been vastly improved by the current owners to a very high standard. The garage has been converted to provide a versatile space and is currently set up as a home office and a gaming room for the family to enjoy. A hard standing has been created at the front of the house, providing plenty of parking.

A welcoming neutral hallway greets you with sleek practical wood flooring flowing through into the kitchen. There is a spacious downstairs toilet and an under stairs' cupboard. The sitting room is to the front of the house with a Bioethanol fireplace, cosy for those colder evenings. The kitchen diner opens out into the orangery and these spaces form the hub of this family home, which is perfect for entertaining, the orangery spans the back of the house and is a fantastic space to enjoy all year round.

The refitted kitchen has been thoughtfully fitted with white gloss units and quartz work tops. Plenty of storage and handy pan draws, as well as integrated Neff appliances which include dishwasher, induction hob and extractor. The oven and combination oven are perfect for cooking up a storm; and a breakfast bar has also been included, ideal for watching over the children while they attempt their homework. A separate utility gives access to the outside office and has space for a washing machine, tumble dryer and fridge freezer. The boiler is housed here.

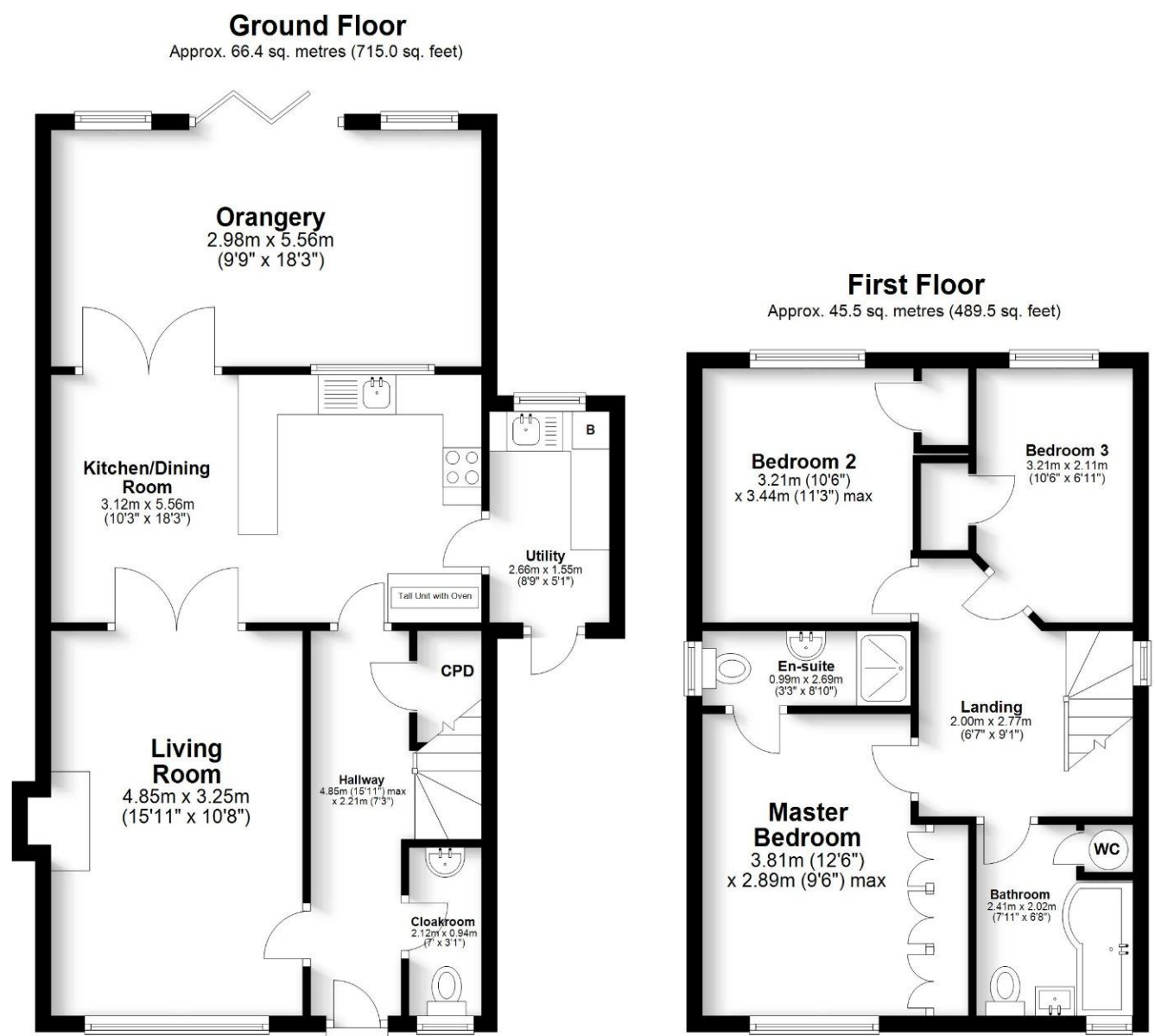
Upstairs, a side window throws extra light onto the generous landing with access to the loft which is boarded. All three bedrooms are of a generous size and have wardrobes. The main bedroom enjoys an en-suite shower room. The luxury family bathroom is the perfect retreat to light some candles and unwind in a hot bath after a hard day - or choose an invigorating shower if you have less time in the morning.

Outside the garden has a westerly aspect making the most of the summer evenings. Low maintenance and laid to lawn with two patio areas for enjoying family time here. A Jacuzzi is up for grabs by separate negotiation.

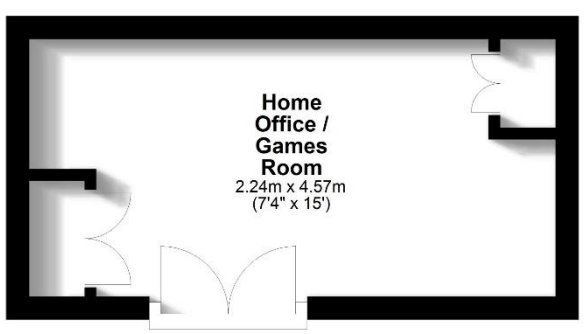
This home has a lovely feel and has been thoughtfully decorated throughout. You can move in, put your feet up and enjoy all it has to offer straight away.

Directions

What Three Words: corals.wrist.charge



Total area: approx. 111.9 sq. metres (1204.5 sq. feet)



ea: approx. 10.2 sq. metres (110.0 s)

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.robinsoneade.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