



£485,000
Freehold

30 Jacaranda Close, Titchfield Park
Fareham, Hampshire PO15 5LG



Quick View

	4 Bedrooms		Garage
	2 Living Rooms		2 Bathrooms + Cloaks
	Detached House		EPC Rating D
	Driveway Parking x 4		Council Tax Band E

Reasons to View

- Enjoying a cul de sac position in Titchfield Park there is excellent access to the A27 & M27 making the daily commute a breeze.
- Part of the detached double garage has been converted to provide a garden room, perfect to work from home or a den for teenagers.
- Immaculately presented throughout, you will be able to move straight in and relax if you choose this as your new home.
- Enjoy a meal and a pint at your local pub, the Fisherman's Rest is just a mile away, or for cocktails TGI Fridays is just over the Segensworth roundabout.
- Calling all golfers... Skylark Golf & Country Club is a six-minute drive away so you might be able to fit in a quick round after work.
- We love the traditional layout here, with a good-sized living room and separate dining room hosting friends and family will be a delight.

Description

This detached home has been beautifully maintained by the current owner and offers ideal family accommodation with four good sized bedrooms. The house is set back from the street with a pretty front garden, and off a shared driveway with just two other homes. There is parking for four cars in front of the detached double garage.

From the covered porch the front door opens into the reception hall with stairs to the first floor and a cloakroom for guests. The sitting room is dual aspect with a feature fireplace as a focal point, across the hallway is the separate dining room which has a view out to the front. The kitchen/breakfast room is fitted with a modern range of sage coloured shaker style units and composite resin work tops with a built-in electric oven and four ring gas hob over. A deep understairs cupboard makes a fabulous pantry and there is plenty of space for all the appliances. The boiler is hidden away behind a matching cupboard and there is access out to the rear garden.

On the first-floor landing is the airing cupboard and access to the loft, a window to the rear allows for plenty of natural light. Bedroom one has built in wardrobes spanning one wall and a modern, fully tiled ensuite shower room. Bedrooms two and three are both good sized double rooms and bedroom four is also a generous size. The main bathroom is fully tiled and fitted with a modern white suite with P shaped bath with fitted glass screen and an electric shower over.

The rear garden is very private and well stocked with flowering shrubs and ornamental trees. There are two patio areas to make the most of the sun, or shade, through the day and a side gate on to the driveway. At the end of the garden double doors open into the garden room, this is a real haven to escape to, away from the hustle and bustle of the main house. Professionally converted from part of the garage this makes a really valuable extra living space for the property yet still retaining good storage with more than half of the garage intact.

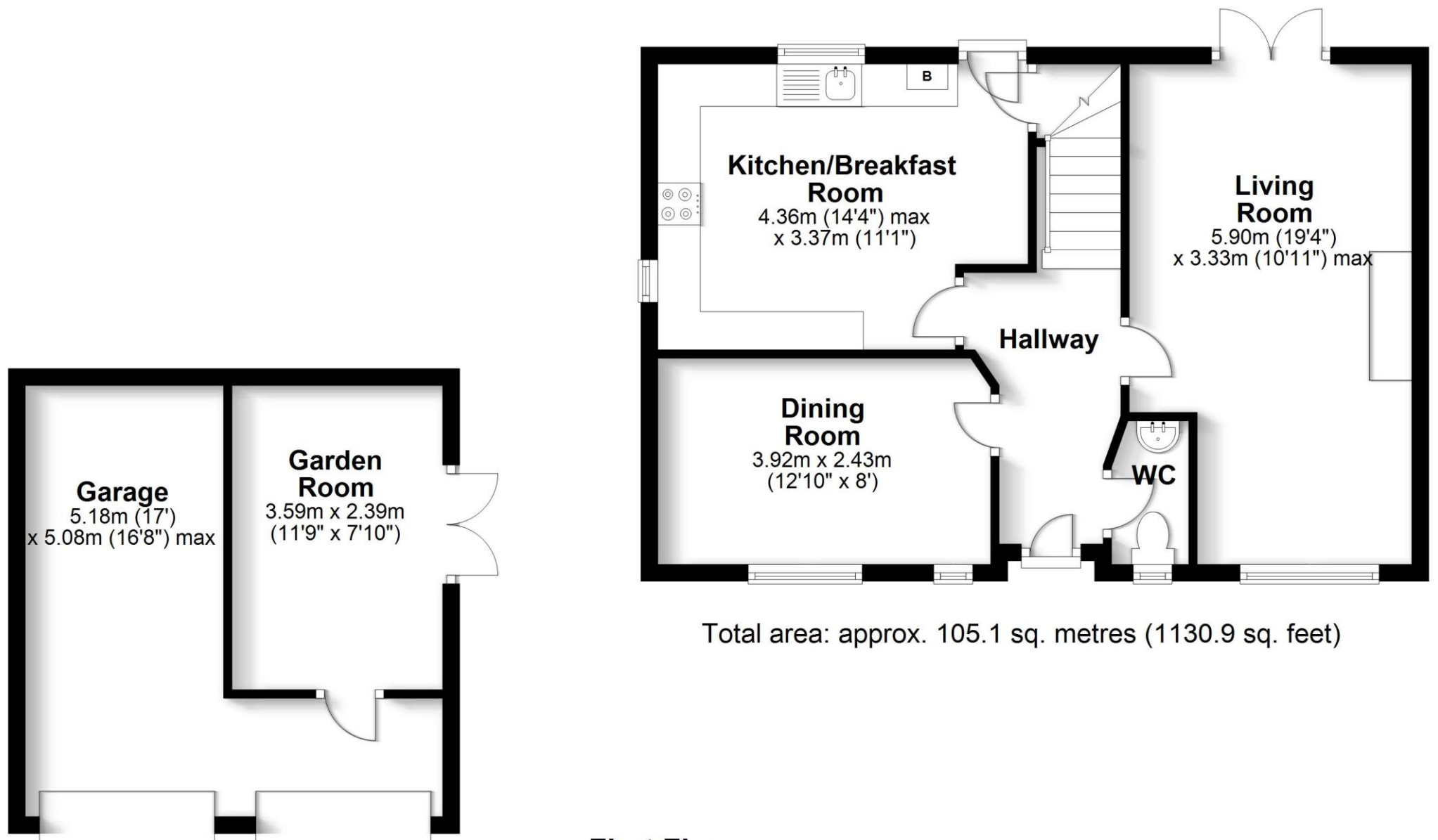
Being equidistant to both Park Gate and Titchfield Village it's just a 5 or 6 minute drive to pick up groceries and commuters will be on the motorway in no time at all. If you would like to see if this lovely house could be your new home call us to arrange your viewing today.

Directions

<https://what3words.com/vineyard.safety.campus>

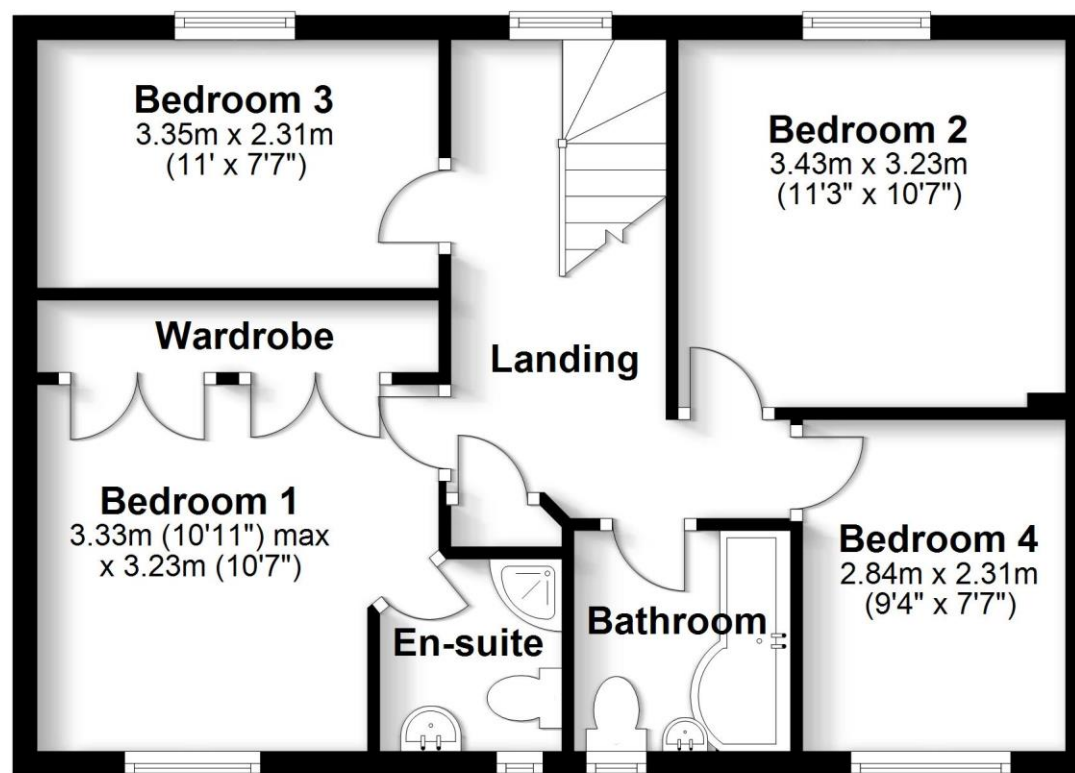
Ground Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



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