



**£350,000**

Freehold

**1 Oaklands Gardens,  
Fareham, Hampshire PO14 4LG**





## Quick View

	2 Bedrooms		Converted Garage/Workshop
	2 Living Rooms		1.5 Bathrooms
	Semi-Detached House		EPC Rating D
	Driveway Parking		Council Tax Band C

### Reasons to View

- If you enjoy cooking you appreciate this smart refitted kitchen with utility area, plenty of wall and base units and quality Neff oven and hob.
- Pretty yet low maintenance rear garden where you can enjoy relaxing with drinks under the pagoda during the long summer evenings.
- Storage galore here - wardrobes in both bedrooms, over stairs cupboard, coat cupboard and even a pantry in the kitchen.
- Sewing, drumming, woodwork, reading – whatever your hobby you'll love the outbuildings here where you can set up a little sanctuary of your own.
- Spacious four-piece bathroom with separate shower and bath so something to suit everyone's bathing preference.
- There's room for three cars on the driveway so all the vehicles can be kept off the road overnight.

### Description

Kick off those boots and hang up the coats in the porch here before heading through into the hallway, the heart of this semi-detached chalet style home. Situated at the front of the property, the living room offers a spacious reception with a feature wall and attractive bay window. Across the hallway, pass the cloakroom and handy built in coat cupboard, to the refitted kitchen. A super selection of wall and base units in a wood effect gloss finish, make for a stylish and modern look. Complimented by light coloured Quartzite worktops and benefiting from an integrated fridge, freezer and dishwasher it's clear to see that this kitchen has it all! There's a double Neff oven and five ring gas hob inset to the worktop too. The L-shaped layout of the kitchen works perfectly to create a recessed area to act as a utility space for the washing machine and tumble drier. The conservatory to the rear benefits from an insulated ceiling making this a useable space all year round.

The first floor offers two double bedrooms, the front bedroom benefiting from two built in wardrobes and the second has a wardrobe and over stairs cupboard, so there's no shortage of storage in this house! The large bathroom offers a four-piece suite including a separate shower and bath. The 2019 gas combination boiler has been located up in the loft space which is accessed via a drop down ladder.

Outside, the pretty, yet low maintenance rear garden has been thoughtfully designed with artificial grass surrounded by block paving and well stocked flower beds. There's a pergola ready to host some trailing specimen of your choice and a pagoda where you can while away the evenings during the summer. The brick built shed offers a useful outside space, ideal for an office or hobby room and the garage has been converted, in the most part, to a workshop.

### Other Information

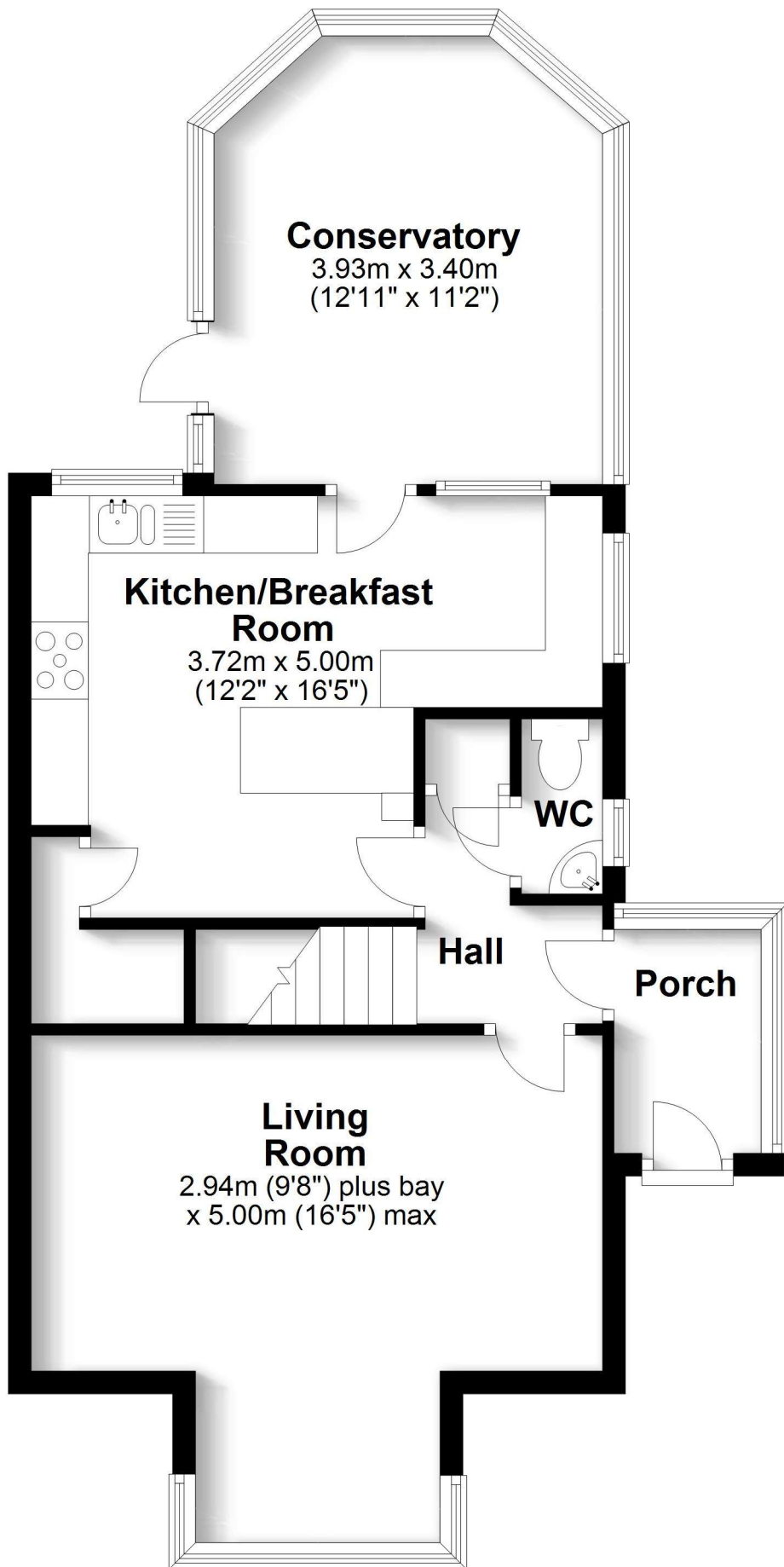
Since the EPC assessment was carried out there has been a replacement gas combination boiler in 2019 and the conservatory roof has been insulated.

### Directions

<https://what3words.com/snowy.fantastic.mainly>

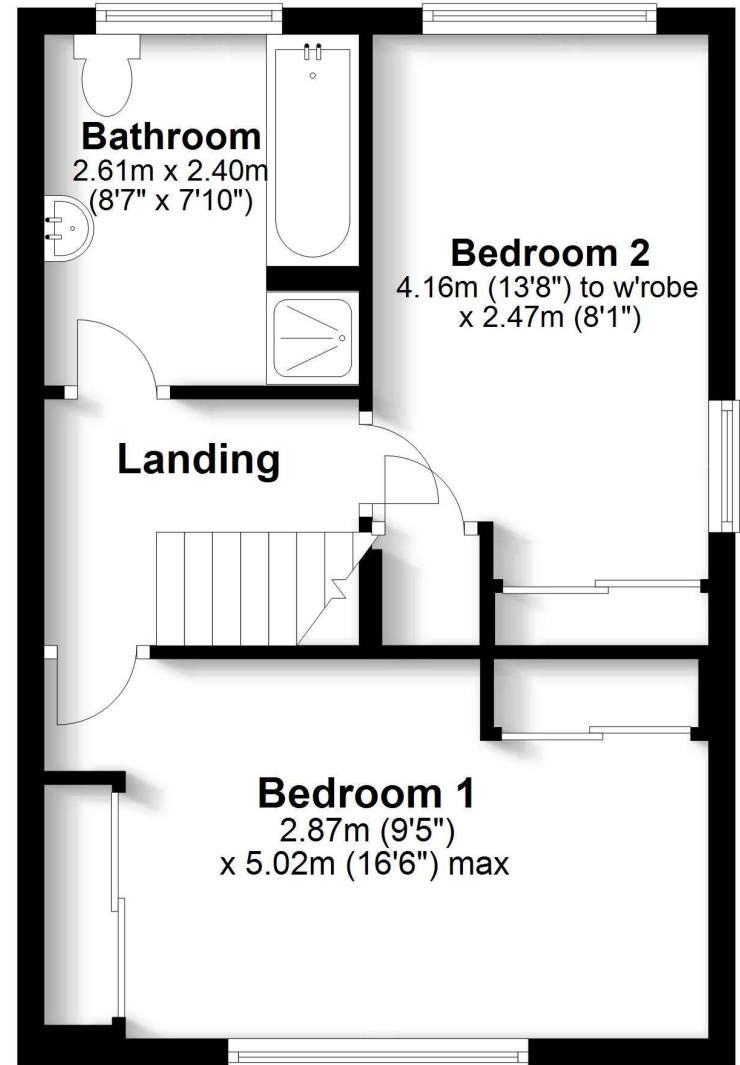
## Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 sq. feet)

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