

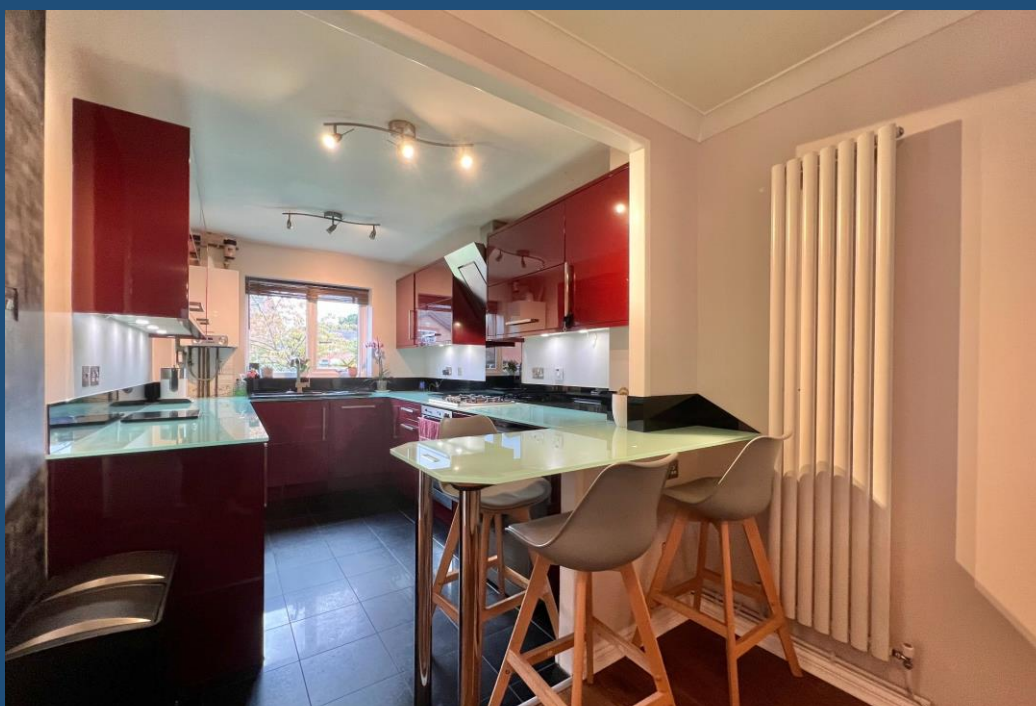


£365,000

Freehold

56 Wheatlands, Titchfield Common

Fareham, Hampshire PO14 4SL



Quick View

	3 Bedrooms		Converted Garage
	2 Living Rooms		2 Bathrooms + Cloaks
	Semi-Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- Three bedrooms including a bright and spacious master bedroom with ensuite that you can look forward to retiring to at the end of a busy day.
- Park Gate primary school is just a 15 minutes walk, so you won't have to leave extra time for parking the car on the school run.
- The conversion of the garage has created a separate dining room, work from home space or perhaps occasional fourth bedroom.
- Great open plan layout with a spacious living area and stunning kitchen with red gloss units and tempered glass worktops.
- 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.
- With driveway parking to the front and rear access into the back garden with double gates storage of a trailer and toys is easy here.

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 three bedroom semi-detached house, you are greeted by an inviting hallway with stairs up to the first floor. To the right, you will find a convenient cloakroom perfect for guests. Looking out to the front of the property is a well-designed kitchen fitted with red gloss units and built in appliances including fridge, freezer, electric double oven and gas hob with a fume hood over. The tempered glass worktops extend into a breakfast bar area which makes the ideal perch for a morning coffee or to chat to the chef while dinner is underway. The kitchen is open plan to the living room which has practical wood style flooring. The rear of the garage has been transformed into a separate reception room, currently utilised as a fourth bedroom. The property also boasts a conservatory giving valuable extra living space with a view and access to the garden.

Heading upstairs, you will find three bedrooms, with the largest bedroom featuring sliding mirror door wardrobes to one wall and a modern en-suite shower room, adding both style and functionality to this private space. The family bathroom is fitted with a modern white suite with separate shower over the bath and a chrome heated towel rail. For additional storage there is access to the part boarded loft space with light and an over the stairs storage cupboard.

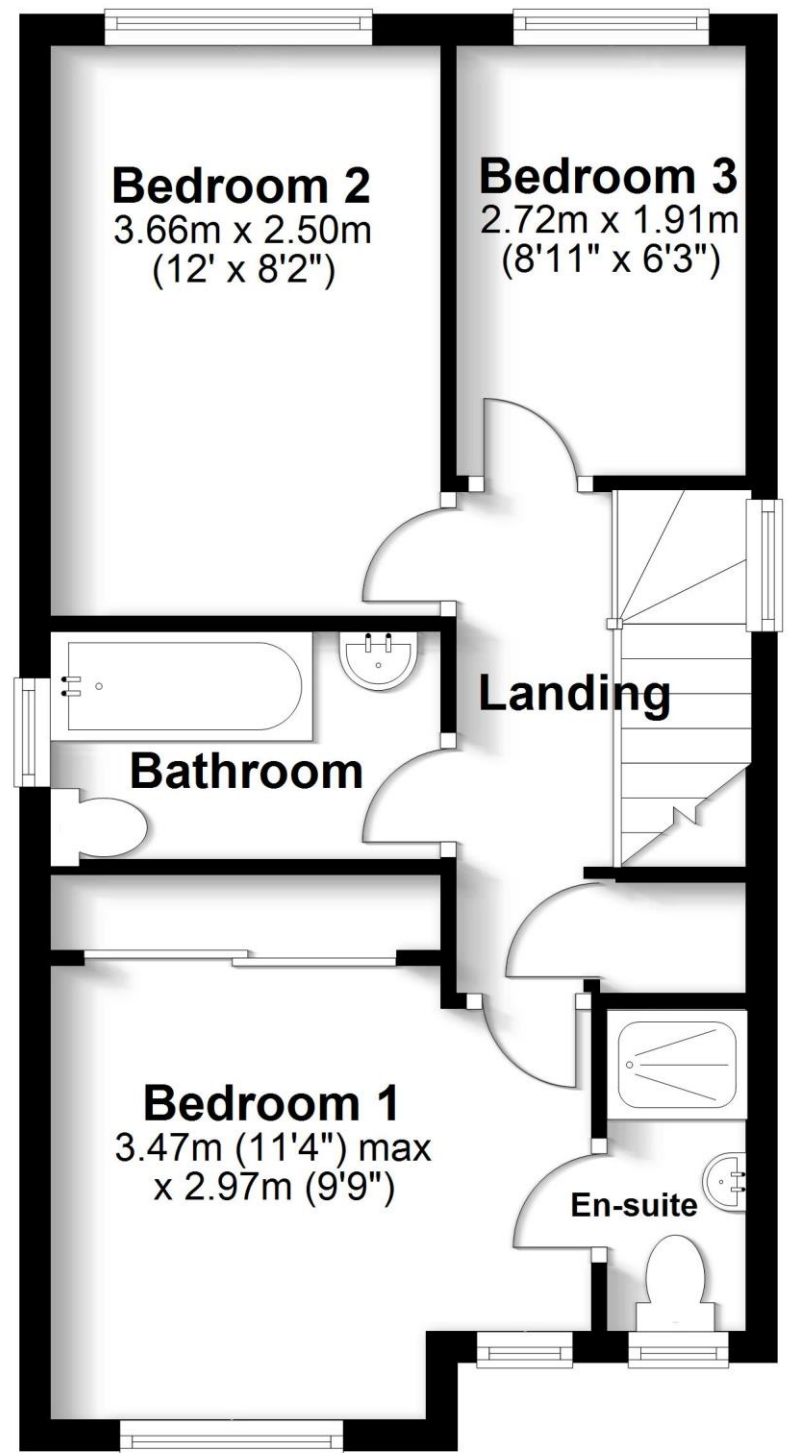
Outside the rear garden is nice and private with mature trees beyond the fence and it backs onto a footpath which leads onto the Hunts Pond Road. It is enclosed by panel fencing with double gates giving access from the footpath at the rear. At the front of the house there is a driveway and front lawn setting the house nicely back off the street. The front area of the garage accessed via the up and over door provides enough storage for bikes and bins.

Directions

<https://what3words.com/appoints.swelling.reckon>

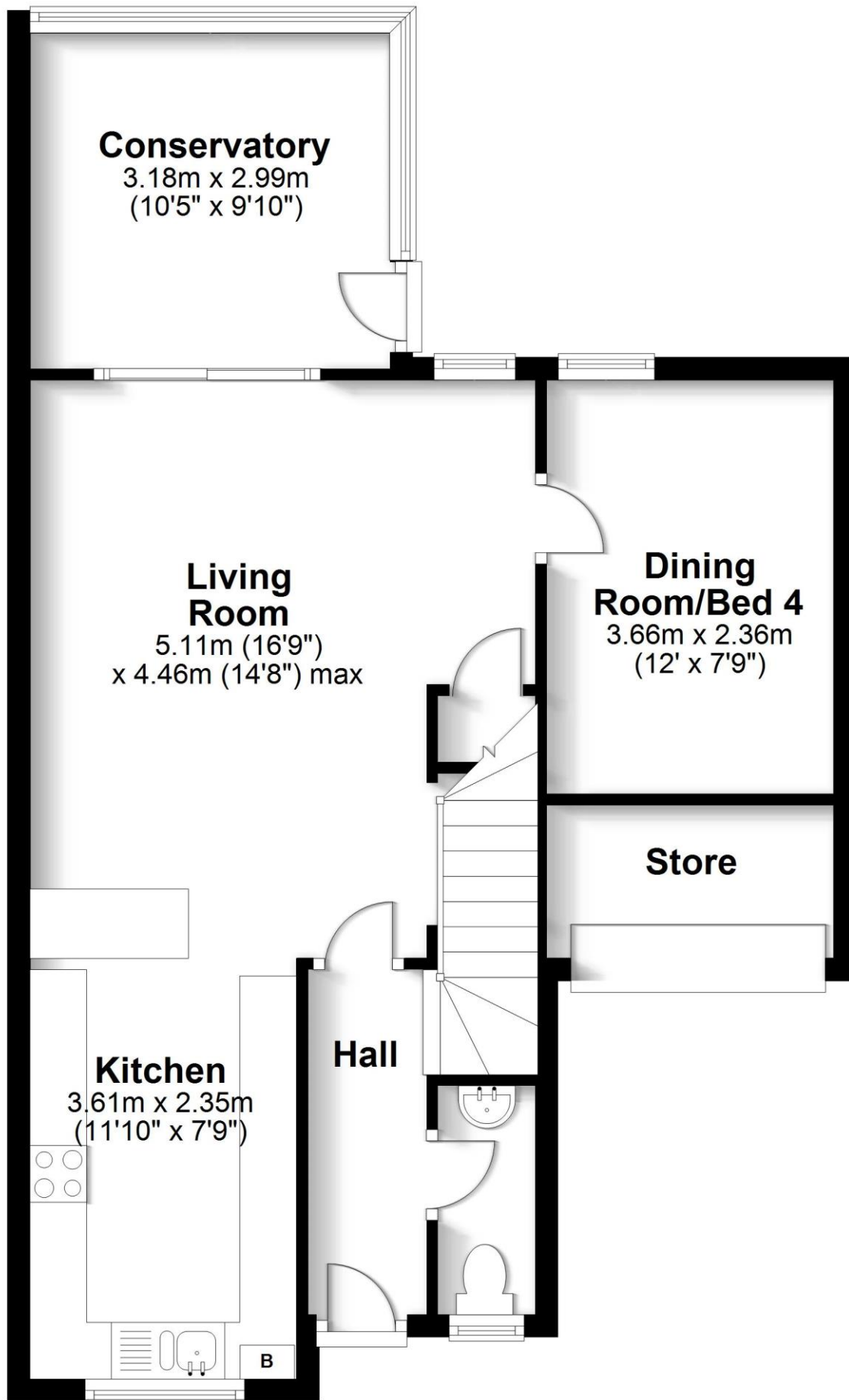
First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 99.1 sq. metres (1066.4 sq. feet)

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