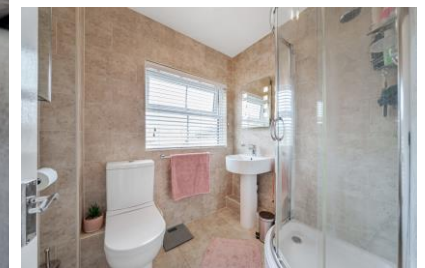




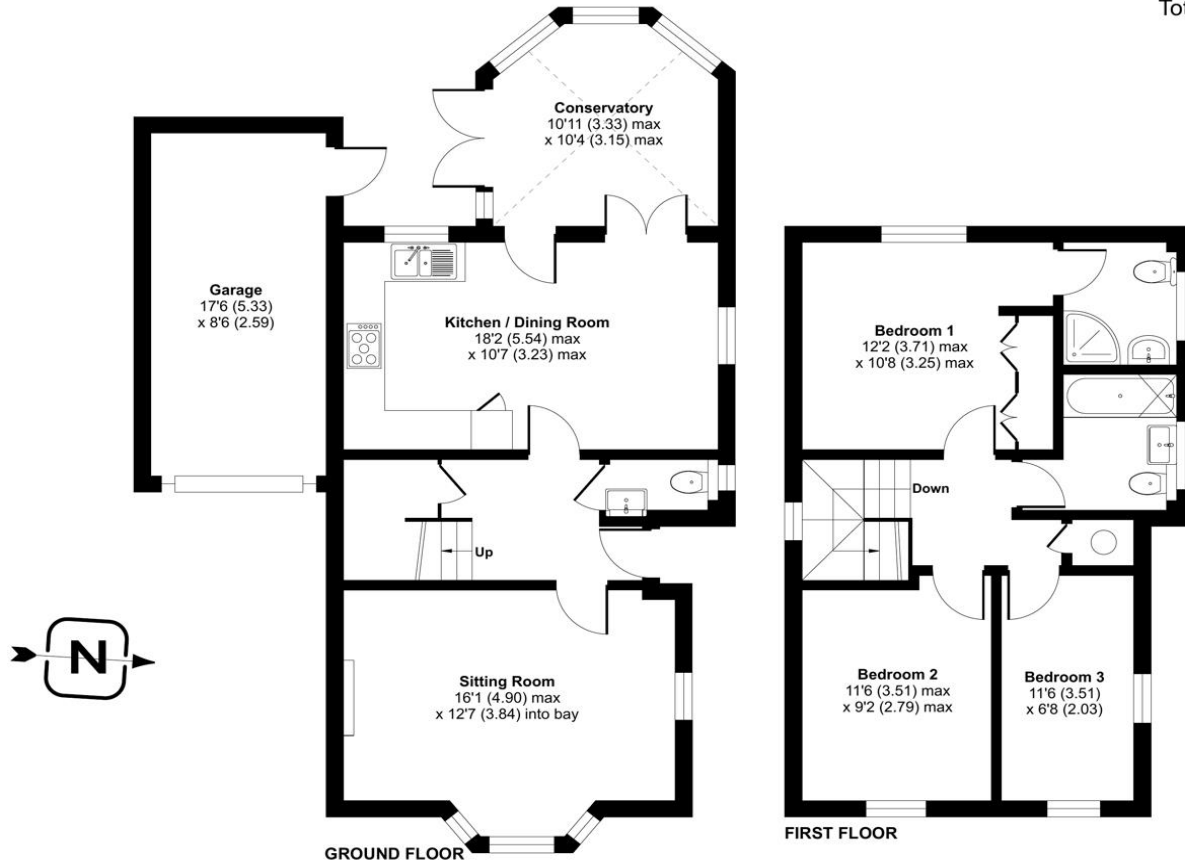
Gardenia Drive, Titchfield Park, Hampshire, PO15 5DN



ACCOMMODATION

Nestled within of a peaceful cul-de-sac, this immaculate larger than average three-bedroom family home is a true gem. With ample parking, a garage and driveway for two cars, it offers both convenience and comfort for modern family living. As you step through the front door, you'll be greeted by a spacious central hallway, where the home's thoughtful layout begins to unfold. To your right, a convenient downstairs W/C is tucked away, ensuring the practicality of everyday life. You'll find a spacious sitting room to one side, flooded with natural daylight thanks to its dual aspect and feature bay window. The modern feature fireplace adds a touch of elegance to this inviting space, perfect for relaxation and entertainment. On the other side of the hallway, the heart of the home awaits. The kitchen diner has been expertly opened up to create a generous, interconnected family living space. A bright conservatory extension at the rear floods the area with even more light and provides seamless access to the beautiful rear garden. This space is a true hub for family gatherings and culinary adventures. The kitchen itself boasts a suite of integrated appliances, making meal preparation a breeze. Moving to the first floor, you'll discover three generous bedrooms. The principal bedroom enjoys the luxury of an en-suite bathroom and fitted wardrobes, while the other two bedrooms share a well-appointed modern family bathroom. Outside, the beautiful private rear garden is a delightful retreat, mainly laid to lawn with a large patio and decked area for alfresco dining and relaxation. Thoughtfully landscaped borders add a burst of colour and charm to this inviting outdoor space.

Approximate Area = 1089 sq ft / 101.1 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1238 sq ft / 115 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Charters Estate Agents Limited. REF: 1041055



SITUATION

The property is well located in the sought-after area of Titchfield Park which remains very popular with both professionals and families, with its quick and easy access for the M27 and Fareham as well as a very good choice of schooling in the area, with the main senior schools being Brookfield, Swanmore and Henry Cort. An excellent range of local amenities can be found at nearby Locks Heath and Whiteley Shopping Centres.



SPECIFICATION

- Renovated to a high standard
- Garage and ample parking
- Peaceful residential cul-de-sac
- Three generous bedrooms
- Landscaped rear garden
- Modern layout with open plan kitchen diner

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: E

GUIDE PRICE

Asking Price £430,000

TENURE

Freehold