



£860,000
33 Vryan
PO14 1NN

PROPERTY SUMMARY

NO FORWARD CHAIN. A capacious family home located in a sought after development to the west of Fareham town centre. The kitchen has been updated & modernised in recent years and now features a large island and bi-folds leading onto the garden. The master bedroom has its own dressing room and an en-suite shower room. Bedroom 2 also has an en-suite shower room and there are three further bedrooms and a shared bathroom. The double garage is complemented by further parking space for several vehicles and the south-west facing garden (approx. 27m x 15m) is a great size for children, pets and keen gardeners.

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ENTRANCE HALL

SITTING/DINING ROOM 35' 0" x 11' 8" (10.67m x 3.56m) Bi-folding doors leading to rear garden.

KITCHEN/BREAKFAST ROOM 17' 6" x 12' 1" (5.33m x 3.68m) Two built in Miele ovens and Miele five ring hob, two integral fridges, Siemen semi-integral dishwasher, Neff microwave/oven and an impressive 3m long recycled glass island. Bi-folding doors leading to rear garden.

UTILITY ROOM 12' 2" x 5' 10" (3.71m x 1.78m) Space for tall fridge/freezer and integral fridge, door providing access to garage.

STUDY 11' 7" x 7' 1" (3.53m x 2.16m)

FIRST FLOOR LANDING Airing cupboard with immersion tank.

MASTER BEDROOM 15' 9" x 12' 2" (4.8m x 3.71m)

ENSUITE Underfloor heating, demister mirror, corner shower cubicle, WC and wall hung sink unit.

DRESSING ROOM 8' 11" x 7' 8" (2.72m x 2.34m) Mirror fronted wardrobes and walk in storage cupboard.

BEDROOM 14' 3" x 10' 4" (4.34m x 3.15m) Integral wardrobes, access to ensuite.

ENSUITE Shower, WC and wash hand basin.

BEDROOM 12' 9" x 10' 9" (3.89m x 3.28m) Integral wardrobes.

BEDROOM 10' 6" x 6' 9" (3.2m x 2.06m) Integral wardrobes.

BEDROOM 12' 2" x 7' 10" (3.71m x 2.39m) Integral wardrobes.

BATHROOM Bath and over bath shower, WC and built in wash hand basin.

GARDEN South west facing rear garden, power sockets and lighting, large patio area, additional patio to the rear of the garden and two water features.

DOUBLE GARAGE 18' 3" x 11' 8" (5.56m x 3.56m)

OFF ROAD PARKING For up to 6 vehicles.



LOCAL AUTHORITY
Fareham Borough Council

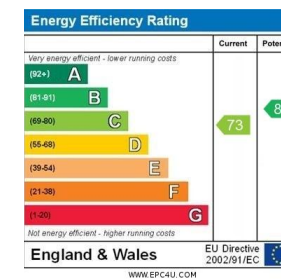
TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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