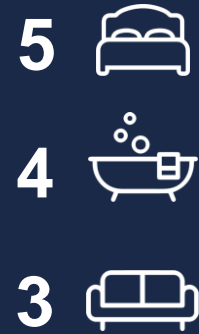




£1,250,000
113 Kiln Road
Fareham, PO16 7UW

PROPERTY SUMMARY

This BEAUTIFULLY designed five bedroom detached home has been meticulously renovated by the current owners. Downstairs, the open-plan kitchen/dining/living area is the heart of the home, perfect for entertaining. Enjoy the warmth of a wood burner and seamless indoor-outdoor living with double bi-fold doors to the south-facing rear garden. Integrated appliances are fitted within the kitchen, underfloor heating in all wet rooms and a spacious light hallway with floor to ceiling windows. Downstairs also boasts a study, a utility room, a downstairs wet room, a large family/games room and cosy sitting room. Upstairs, the master suite and second bedroom include a dressing room and sleek en-suites, while three additional double bedrooms and a main wet room with a bath offer ample space for family living. Outside, a large private rear garden with artificial grass and landscaped patios awaits. To the rear you will find the heated swimming pool alongside a spacious gated driveway providing parking for multiple vehicles and garage to the front of the property. Don't miss the chance to experience the 'wow-factor' - call us in our Fareham Office today!





FRONT Gated Driveway for Multiple Vehicles

ENTRANCE HALL

SITTING ROOM 21' 09" x 11' 11" (6.63m x 3.63m)

STUDY 10' 05" x 9' 05" (3.18m x 2.87m)

SHOWER ROOM

UTILITY ROOM 6' 10" x 6' 03" (2.08m x 1.91m)

KITCHEN/DINER/SITTING ROOM 32' 10" max x 17' 02" max (10.01m x 5.23m)

FAMILY ROOM 19' 01" x 10' 11" (5.82m x 3.33m)

LANDING

BEDROOM 1 22' 10" x 10' 11" (6.96m x 3.33m)

ENSUITE

DRESSING ROOM 11' 01" x 10' 06" (3.38m x 3.2m)

BEDROOM 2 11' 10" x 10' 03" (3.61m x 3.12m)

ENSUITE

DRESSING ROOM 9' 04" x 8' 11" (2.84m x 2.72m)

BEDROOM 3 11' 07" x 9' 07" (3.53m x 2.92m)

BEDROOM 4 10' 02" x 9' 07" (3.1m x 2.92m)

BEDROOM 5 11' 02" x 9' 11" (3.4m x 3.02m)

BATHROOM

REAR GARDEN

SWIMMING POOL

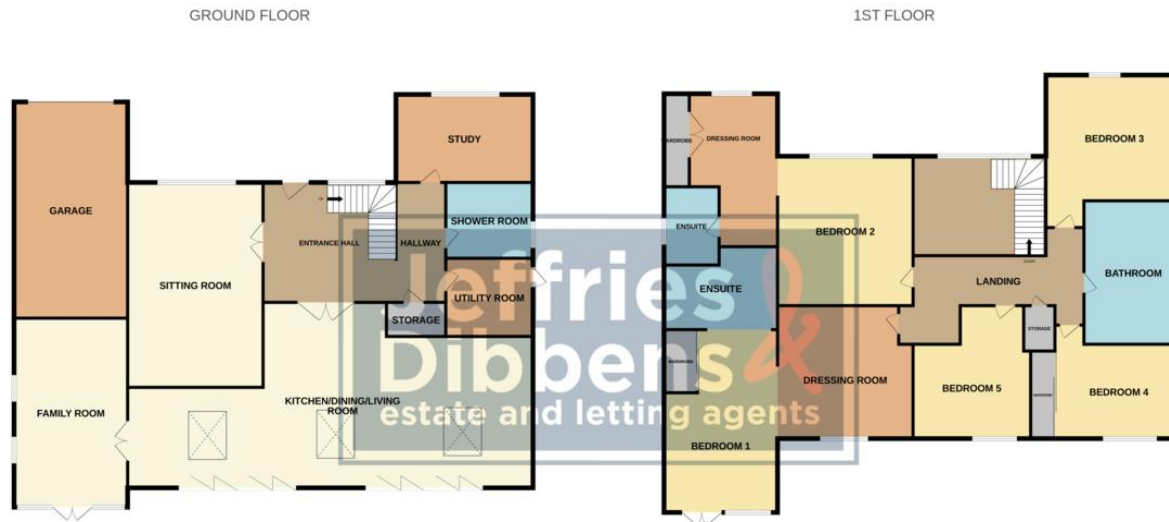
GARAGE 20' 09" x 11' 01" (6.32m x 3.38m)

LOCAL AUTHORITY
Fareham Borough Council

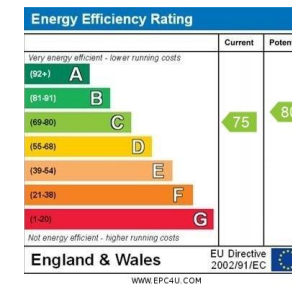
TENURE
Freehold

COUNCIL TAX BAND
Band F

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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