



**£450,000**  
Freehold

**49 Pound Gate Drive, Titchfield Common**  
Fareham, Hampshire PO14 4AT





## Quick View

	2/3 Bedrooms		Garage
	2 Living Rooms		1 Bathroom + Cloaks
	Detached Bungalow		EPC Rating D
	Parking		Council Tax Band D

### Reasons to View

- Beautifully maintained, this bungalow is ready to move straight into, perfect for those looking to downsize, unpack, and enjoy their new home.
- Situated at the end of the cul de sac there is parking on the driveway for several vehicles in addition to the garage, great for storage!
- Re-arranged to give two double bedrooms and a dressing room in recent years, however it could be easily converted back to three bedrooms if you so wish.
- The easy to maintain garden will free up weekend for walks down to the shore at Chilling beach or historic Titchfield Village.
- Entertaining friends & family will be a joy in this open plan living & dining area, and in the summer open up the patio doors for fun BBQ's.
- There is lots of lovely storage in the fully fitted kitchen with integrated appliances including dishwasher, fridge and washing machine in addition to the double oven & hob.

### Description

This lovely bungalow is conveniently situated just over a mile from Titchfield village and less than two miles from the Locks Heath Centre for all your day to day shopping requirements. Enjoying a cul de sac position, where all the homes have good frontage, there is a tarmac driveway providing parking for three vehicles in line which leads down the side of the property to the garage, which has power & light, an up and over door to the front and personnel door into the garden.

A few steps lead up to the smart composite front door, which opens into an inviting hallway. To the rear of the property is the open plan living area with the sitting and dining rooms separated with a wide arch. Sliding doors from the sitting room lead out to the patio area providing the perfect spot to soak up the morning sun with a cup of coffee and the paper. Conveniently the kitchen is located off the dining area, ideal for serving up at mealtimes. The kitchen is fitted with cream gloss units and contrasting worktops. Integral appliances include, under counter fridge, double oven, four ring gas hob with fume hood over, washing machine and a slimline dishwasher. The boiler is hidden away behind a matching unit and there is a half glazed door out to the garden.

To the front of the bungalow the bedrooms and bathrooms are accessed off the inner hallway. The master bedroom is bright, with its own dressing room through an archway which comes complete with fitted wardrobes and a dressing table. Bedroom two is also double in size and both bedrooms share the fitted wet room with shower, WC, basin and a heated towel rail. There is a further cloakroom alongside.

Stepping out into the rear garden the block paving provides a patio area and leads to the timber summer house, the garden is enclosed with a mature hedgerow to one side, panel fencing to the rear and the garage to the side with pedestrian access onto the driveway, it enjoys a south/easterly aspect.

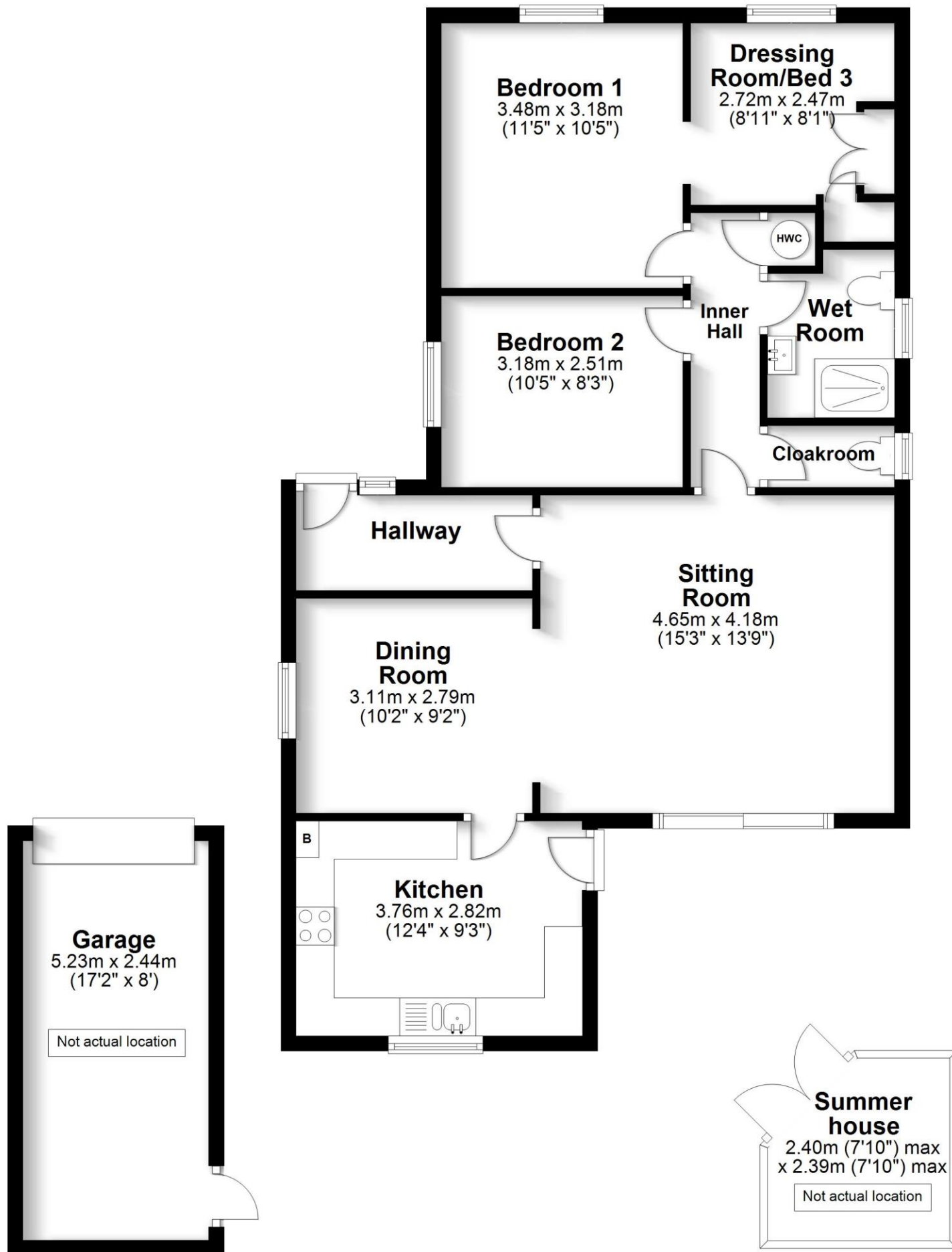
If you are looking for somewhere where you can move straight in, relax and put your feet, up this delightful bungalow should be on your 'to view' list.

### Directions

<https://what3words.com/blissful.airbag.pricier>

## Floor Plan

Approx. 80.7 sq. metres (868.8 sq. feet)



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

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