



£420,000
Freehold

84 Wheatlands, Locks Heath
Fareham, Hampshire PO14 4SU



Quick View

	3 Bedrooms		Garage
	2 Living Room		2 Bathrooms & Cloak
	Detached House		EPC Rating TBC
	Driveway Parking		Council Tax Band D

Reasons to View

- Perfectly positioned for convenience, The Locks Heath Centre and Park Gate's array of shops are both located within a mile, offering a variety of retail and everyday amenities.
- An ideal family home offering the opportunity to add your own personal touch, and with no forward chain, the purchase could proceed with the potential for a smooth and swift move.
- Park Gate Primary School is conveniently located just a 15-minute walk away, making the school run simple and stress-free — with no need to factor in extra time for parking.
- With driveway parking available, the integral garage can be reserved for additional storage, a workshop, or even secure parking for another vehicle.
- The well-presented garden and patio area lends itself perfectly to summer gatherings, whether that's hosting friends or having the family over for a relaxed barbecue in the summer months.
- The property offers easy access to the M27 motorway makes it an excellent choice for those who need reliable road links while still enjoying a residential setting.

Description

Step through the front door into a welcoming entrance hallway, where attractive Karndean flooring creates a smart first impression and flows through into the kitchen beyond. To the left is a convenient downstairs cloakroom, ideal for guests, while to the right the living room sits at the front of the home with a charming bay window.

From the living room, a doorway leads through to the dining room, creating a natural flow between the two reception areas. The dining room offers a great setting for family meals or entertaining friends, with sliding doors opening into the conservatory. This bright additional space enjoys views of the garden and provides a pleasant spot to sit and unwind throughout the year.

Also accessed from the dining room, the kitchen is fitted with a range of wall and base units and comes complete with an integral oven, four-ring gas hob and extractor fan. There is space for a fridge/freezer, while a dedicated utility area provides room for a washing machine and tumble dryer, helping to keep everyday tasks neatly tucked away. From here, there is also internal access to the integral garage, adding extra practicality.

Upstairs, the home continues with three well-proportioned bedrooms. The principal bedroom is positioned at the rear of the property and benefits from built-in wardrobes as well as its own en-suite shower room, complete with shower, WC, wash basin and heated towel rail. Bedroom two also features fitted wardrobes, while bedroom three offers flexibility as a child's bedroom, guest room or home office. These rooms are served by the family bathroom.

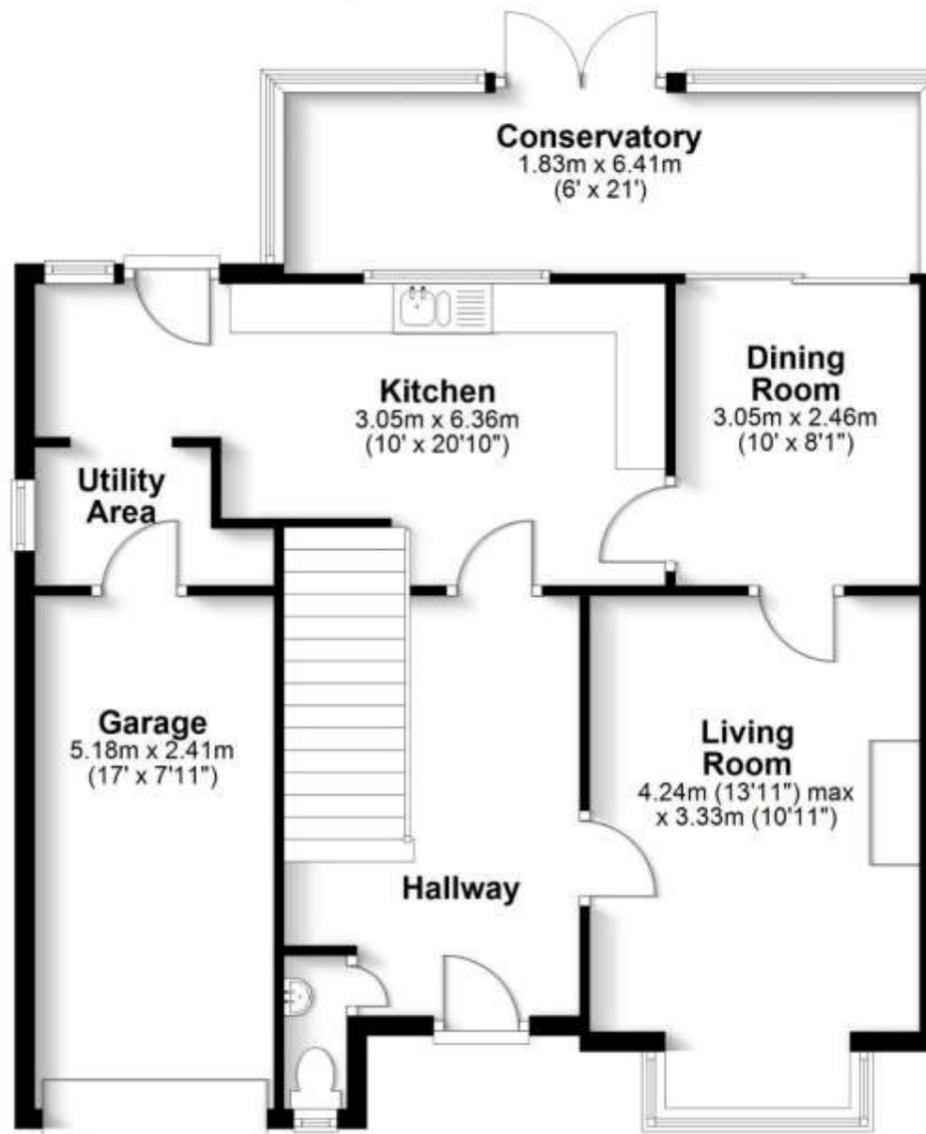
The property sits on a desirable corner plot with an attractive front garden and a block-paved driveway providing off-road parking and access to the single garage. To the rear, the garden enjoys a westerly-facing aspect, allowing you to make the most of the afternoon and evening sunshine. A patio area creates the perfect place for outdoor dining, while the rest of the garden is mainly laid to lawn with established flower and shrub borders adding colour and interest.

Directions

<https://what3words.com/farmer.excuse.walls>

Ground Floor

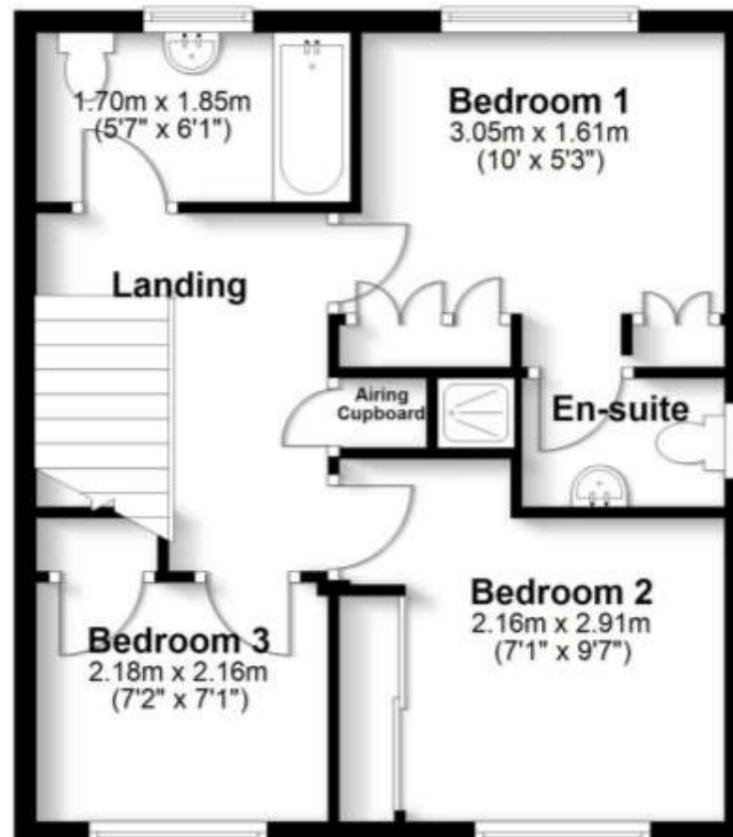
Main area: approx. 56.3 sq. metres (606.2 sq. feet)
Plus garages, approx. 24.2 sq. metres (260.6 sq. feet)



Main area: Approx. 98.4 sq. metres (1059.2 sq. feet)
Plus garages, approx. 24.2 sq. metres (260.6 sq. feet)

First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



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