



**NESBITT & SONS**  
ESTATE AGENTS



## 14 Winnham Drive, Fareham, PO16 8QE

### Offers in excess of £350,000

Welcome to this stunning semi-detached family home located on Winnham Drive in Portchester. This property has been extensively modernised by the current owners, offering a perfect blend of contemporary living and traditional charm.

As you enter, you will be greeted by a spacious reception room, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the superb open-plan kitchen diner, which is designed to be both functional and stylish. This area is perfect for family gatherings or hosting friends, allowing for a seamless flow between cooking and dining.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those looking for extra space. The bathroom is thoughtfully designed, ensuring comfort and convenience for all residents.

One of the standout features of this home is the enclosed south-facing garden. This outdoor space is perfect for enjoying sunny days, whether you wish to relax with a book, host a barbecue, or let children play safely.



ENTRANCE HALL



LANDING 8'4 x 6'8 (2.54m x 2.03m)



LOUNGE 13'4 x 11'0 (4.06m x 3.35m)



BEDROOM 1 13'5 x 10'1 (4.09m x 3.07m)



BEDROOM 2 9'10 x 9'0 (3.00m x 2.74m)



KITCHEN/DINER 17'0 x 9'9 (5.18m x 2.97m)



BEDROOM 3 9'3 x 6'8 (2.82m x 2.03m)

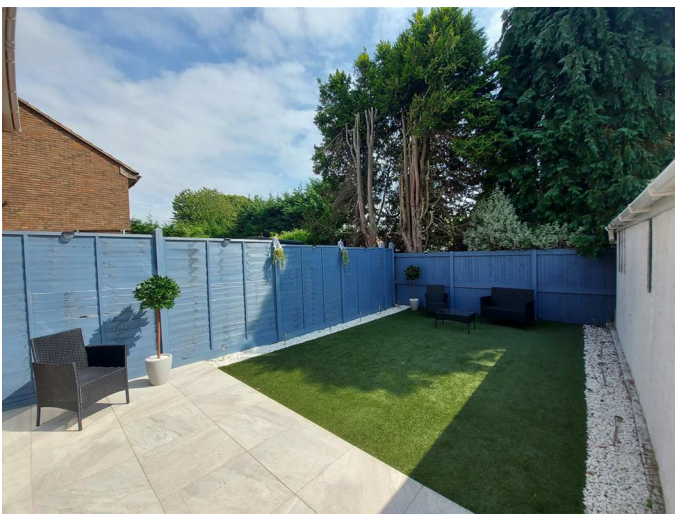


GARAGE

FAMILY BATHROOM 7'7 x 5'5 (2.31m x 1.65m)



OUTSIDE



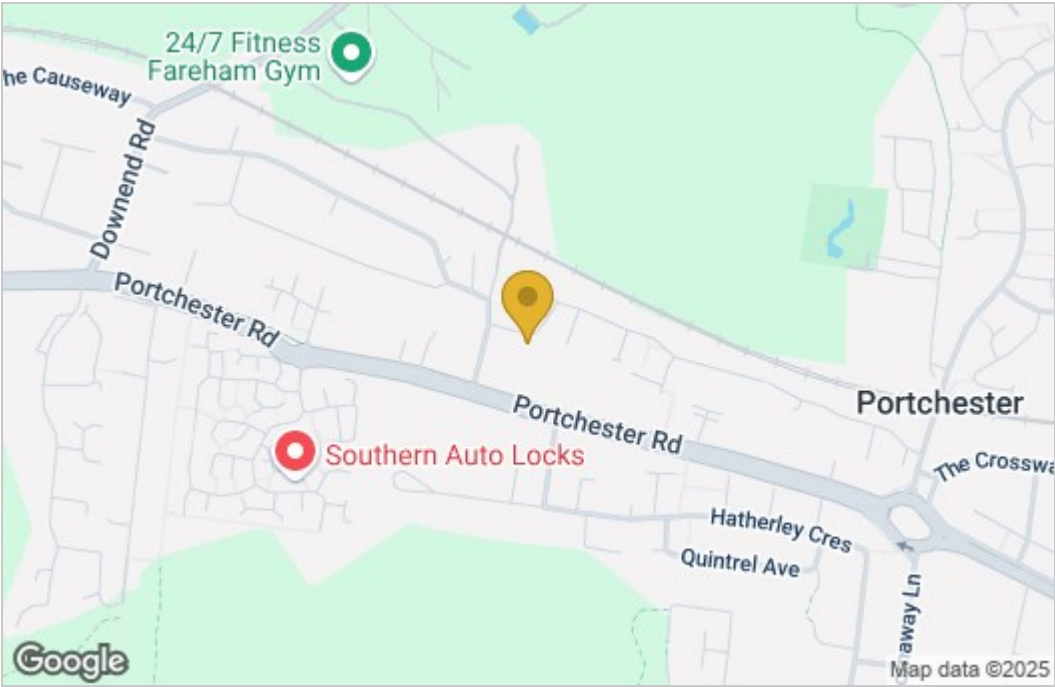
Floor Plan



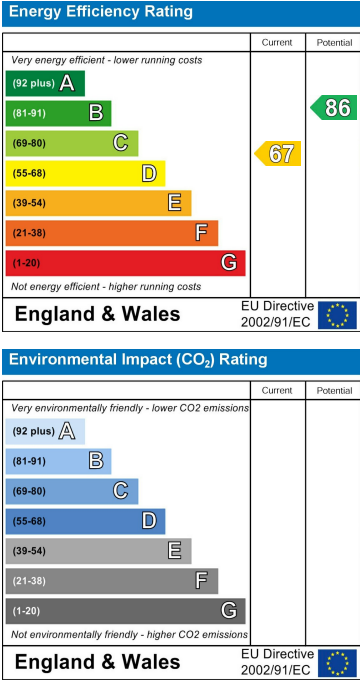
3 BED SEMI

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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Area Map



Energy Efficiency Graph



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