



NESBITT & SONS
ESTATE AGENTS



12 Widgeon Court

Fareham, PO16 8PW

Nestled in the highly sought-after Widgeon Court, Fareham, this lovely semi-detached family home offers a perfect blend of modern living and tranquil surroundings. Situated in a quiet cul-de-sac, this property is ideal for families seeking a peaceful environment while remaining close to essential amenities.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The modern open-plan living and kitchen area is designed for contemporary lifestyles, allowing for seamless interaction between family and guests. The superb conservatory, with its large sliding doors, opens directly into the garden, creating a delightful indoor-outdoor flow that is perfect for enjoying sunny days.

With three well-proportioned bedrooms, this home offers comfortable accommodation for families or those looking for extra space. The property also features two bathrooms, ensuring convenience for all residents.

Parking is a breeze with space for up to three vehicles, making it ideal for families with multiple cars or guests. The rear of the property opens up to picturesque open fields, providing a serene backdrop and

£335,000

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- Lovely Semi-Detached Family Home
- Modern Fitted Kitchen
- Three Bedrooms
- Private Enclosed Rear Garden
- Much Requested Cul De Sac Location
- Stunning Conservatory/Garden Room
- Family Bathroom
- Immaculately Presented Throughout
- Downstairs Shower/Utility Room
- Large Driveway & Detached Garage

Entrance Hall

Living Room

13'8 x 12'4 (4.17m x 3.76m)

Kitchen

9'6 x 8'1 (2.90m x 2.46m)

Conservatory

14'8 x 8'2 (4.47m x 2.49m)

Inner lobby

Shower/Utility Room

6'11 x 6'2 (2.11m x 1.88m)

Landing

Bedroom One

11'11 x 9'2 (3.63m x 2.79m)

Bedroom Two

11'4 x 9'2 (3.45m x 2.79m)

Bedroom Three

6'7 x 6'2 (2.01m x 1.88m)

Bathroom

6'0 x 5'2 (1.83m x 1.57m)

Directions

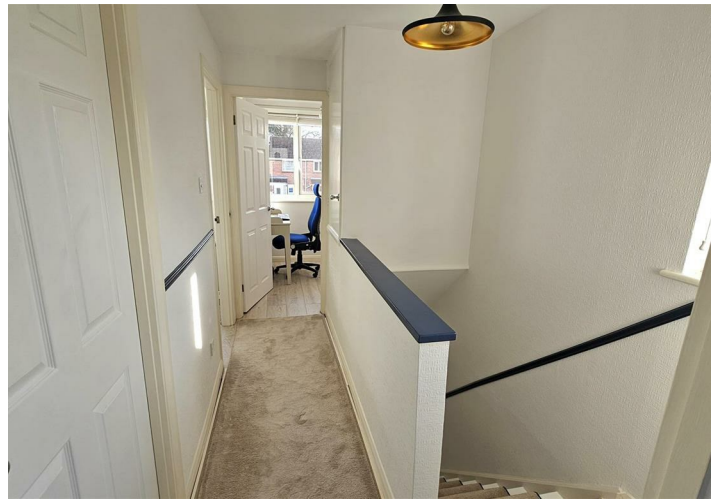
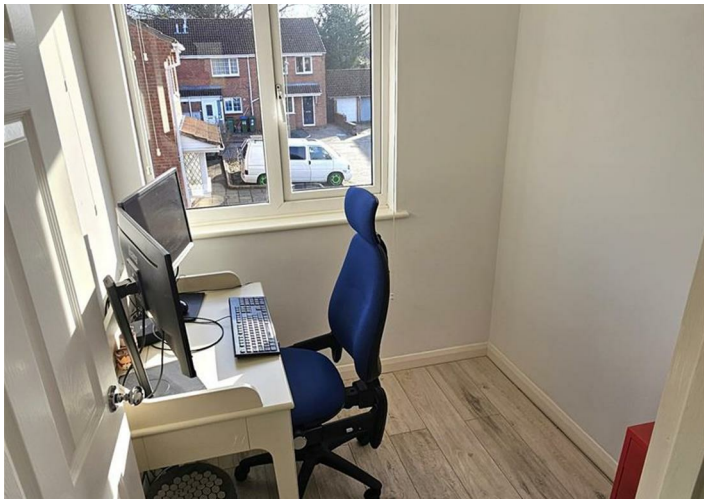
Outside

Driveway

Garage

Garden





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G				(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			70 85	Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC			