





AT A GLANCE

 Smart Lighting & Thermostats

 New Bathroom

 New Boiler

 New Double Glazed Windows


 Three Bedrooms

 Living Room & Dining Area

 Garage With Automatic Roll Door

 Good Size Garden

 Off Road Parking

 Great Location





ABOUT THE PROPERTY

Nestled in a peaceful cul-de-sac within a popular location, this semi-detached family home offers a perfect blend of comfort and modern convenience. The property has undergone extensive improvements by the current owner, ensuring it is in excellent condition and ready for a new family to move in and enjoy.

The home features three generously sized bedrooms, each offering ample space for relaxation and storage. These rooms are ideal for a growing family, providing flexibility for use as bedrooms, home offices, or guest rooms.

One of the standout features of this property is the new automatic garage roll door, offering convenience and security. The garage itself has been further enhanced with a new roof, ensuring durability and protection from the elements. Additionally, the porch has also received a new roof, contributing to the home's overall refreshed appearance and functionality.

The property boasts a brand-new boiler and flue, which ensures efficient heating and hot water throughout the home. Complementing this upgrade, the house is equipped with new double-glazed windows that enhance energy efficiency, reduce noise, and add a modern touch to the exterior. The new loft insulation further improves the home's energy efficiency, keeping it warm in winter and cool in summer. For the techies there is Philips Hue smart lighting and thermostat controls.





ABOUT THE PROPERTY

The bathroom has been completely renovated to a high standard, featuring contemporary fixtures and fittings that offer both style and functionality. The entire property has been freshly decorated, creating a bright and inviting atmosphere that is ready for your personal touch.

Outside, the home benefits from a decent-sized garden, providing a wonderful outdoor space for children to play, gardening, or simply relaxing in the sunshine. The garden is easily maintained and offers potential for further landscaping or the addition of a patio or decking area for outdoor dining.

In addition to the garage, the property includes off-road parking, providing space for multiple vehicles, a valuable feature in this sought-after location.

This semi-detached family home is perfectly situated in a quiet cul-de-sac, offering peace and privacy while still being close to local amenities, schools, and transport links. The thoughtful improvements made by the current owner ensure that this home is not only move-in ready but also equipped with modern conveniences that will benefit the new owners for years to come.

Whether you're a growing family or looking for a comfortable home in a tranquil setting, this property is sure to meet your needs.









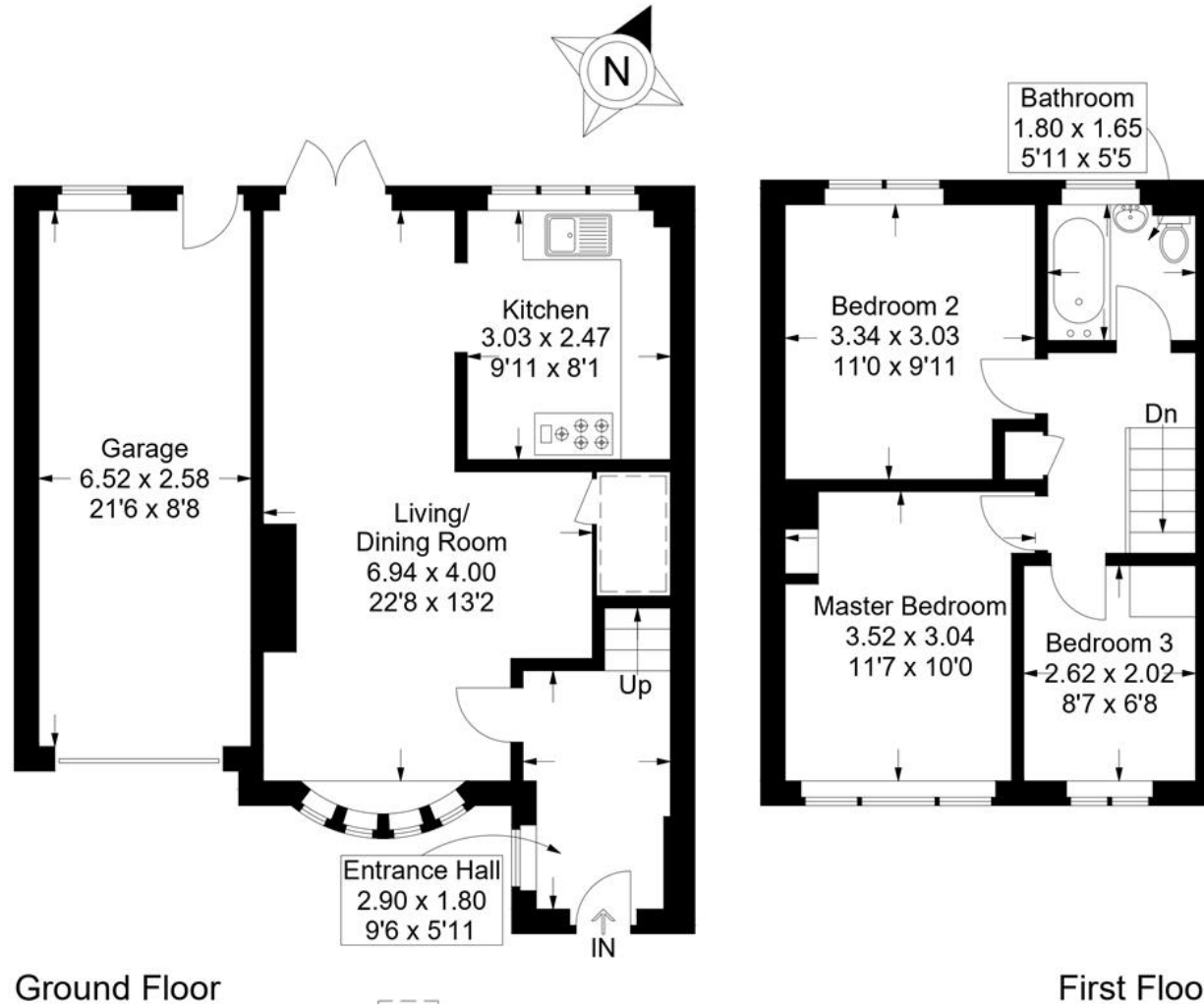
Norset Road, Fareham

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.1 sq m / 12 sq ft

Total = 90.6 sq m / 975 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

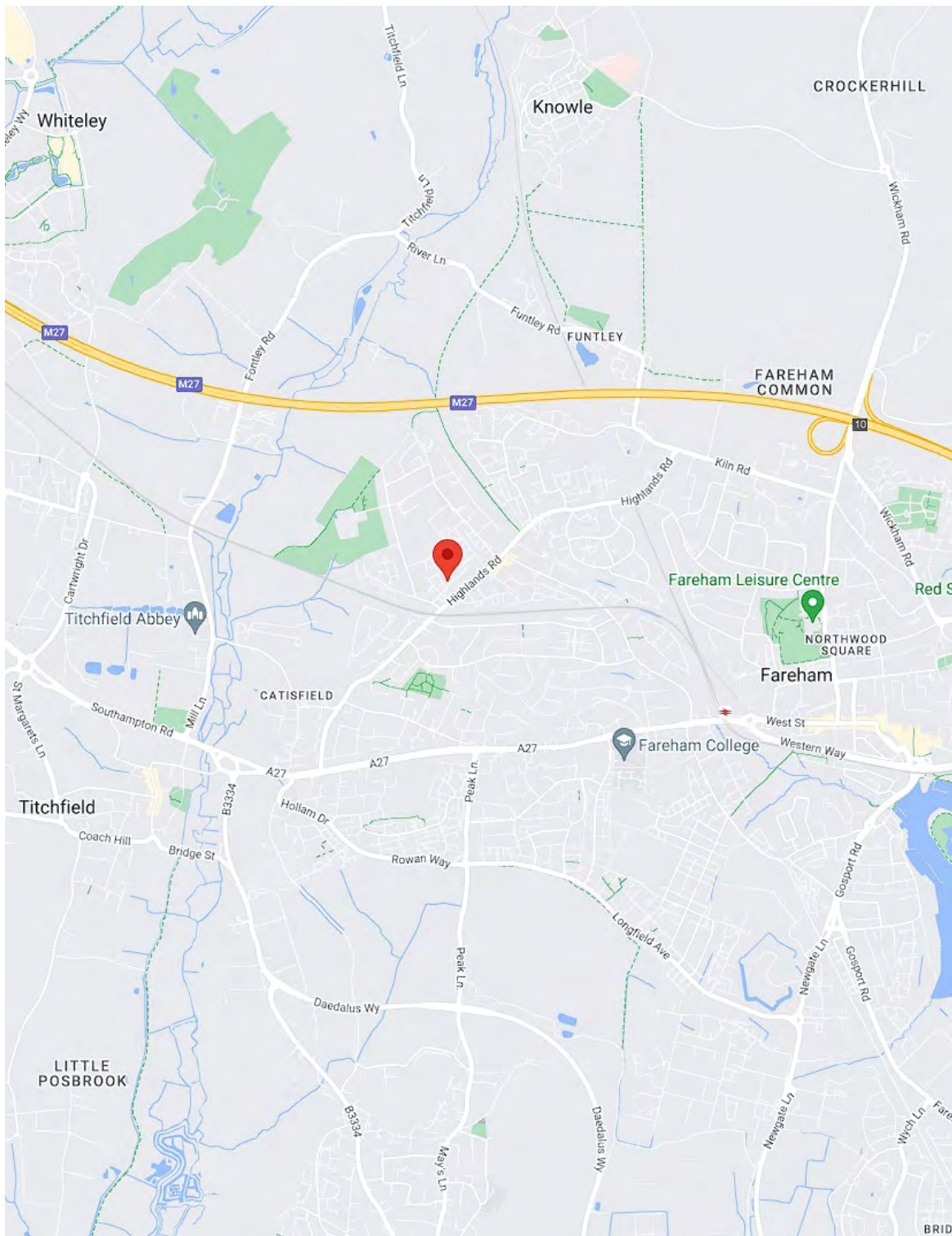
Fareham is a vibrant market town located between the cities of Portsmouth and Southampton on the south coast of England. With its rich history, excellent amenities, and picturesque surroundings, Fareham offers a compelling blend of urban convenience and rural charm, making it an attractive place to live for individuals and families alike.

Fareham has a strong sense of community, with a variety of local events and activities throughout the year. The town centre offers a mix of independent shops, cafes, and restaurants, as well as larger retail outlets in the Fareham Shopping Centre. The town's leisure facilities include a modern cinema, a leisure centre with a swimming pool, and several sports clubs catering to a range of interests.

Fareham is home to a range of highly regarded schools, making it an ideal place for families with children. Both primary and secondary schools in the area receive strong ratings, and there are also several well-respected independent schools nearby. Further education is provided by Fareham College, which has a reputation for academic excellence and offers a variety of courses for school leavers and adult learners.

The town's cultural scene is thriving, with the Ashcroft Arts Centre providing a venue for theatre performances, live music, and art exhibitions. Fareham also hosts a number of festivals and community events, such as the Fareham Food Festival and the annual Christmas lights switch-on, which are popular with residents and visitors alike.

Fareham's strategic location is one of its major attractions. Situated equidistant between Portsmouth and Southampton, residents have easy access to the amenities, job opportunities, and cultural activities of both cities. The town is well-connected by road, with the M27 motorway providing quick access to the surrounding areas. Additionally, Fareham's railway station offers direct services to London, making it a convenient base for commuters.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

✉ Chris@nexaproperties.com

📞 07770 758589

📷 @christophersmeed

[in](#) Christopher Smeed



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

