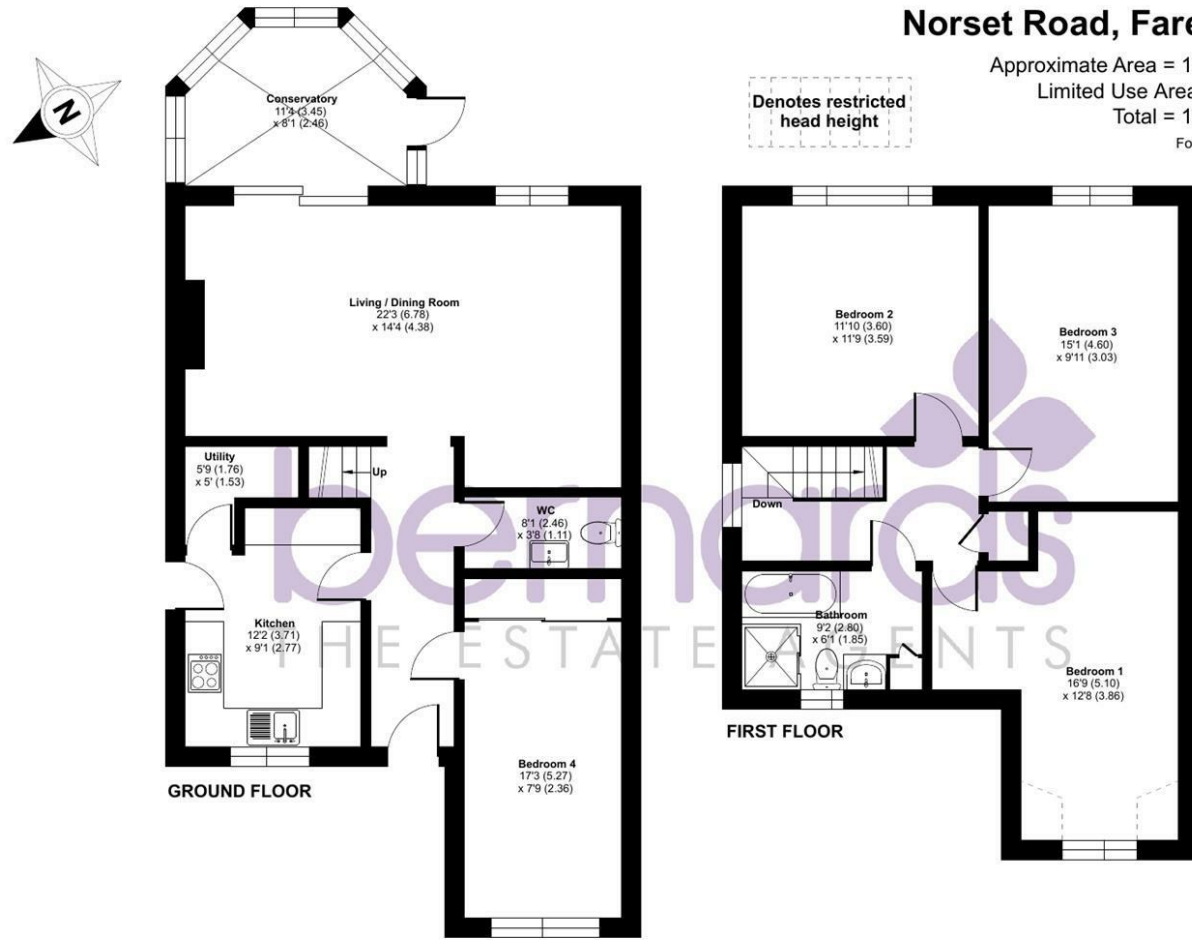


Norset Road, Fareham, PO15

Approximate Area = 1373 sq ft / 127.5 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Total = 1384 sq ft / 128.5 sq m
 For identification only - Not to scale

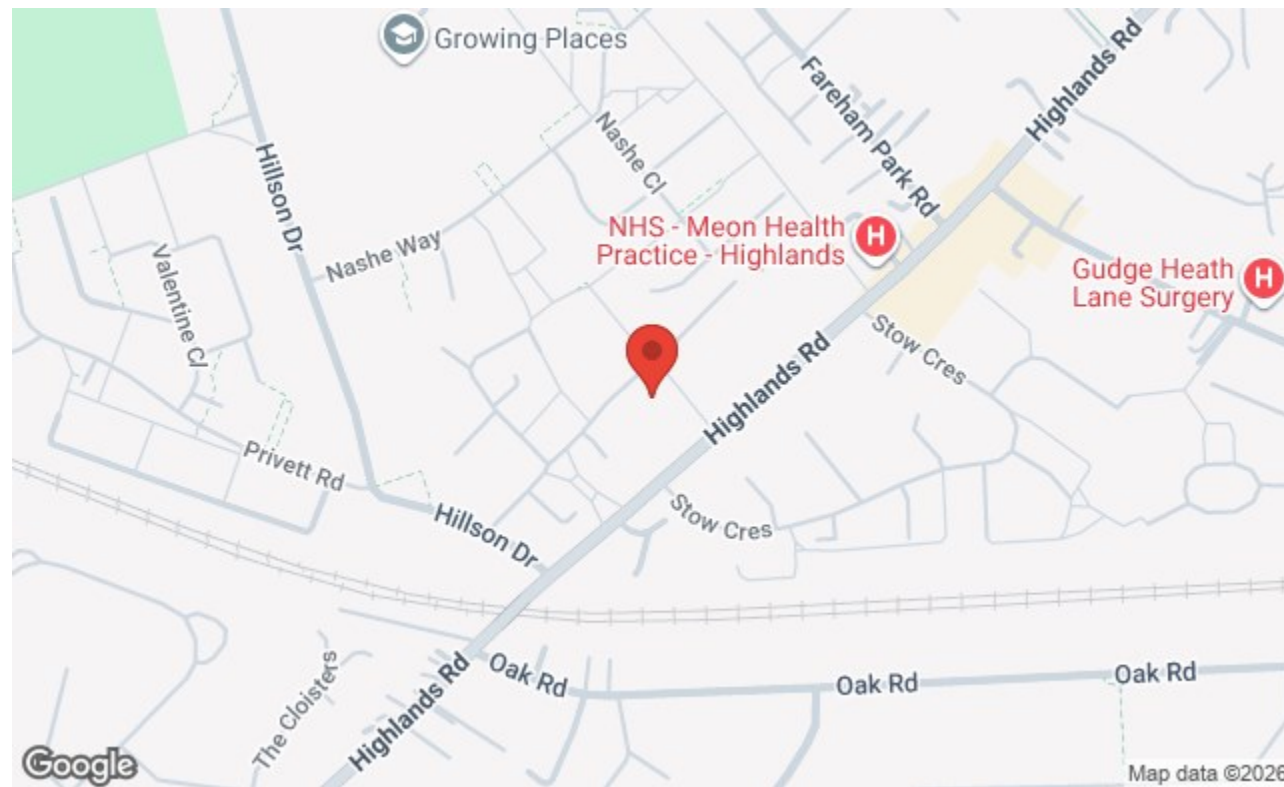


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1477428



Offers Over £375,000

Norset Road, Fareham PO15 6ST



HIGHLIGHTS

- EXTENDED FOUR BEDROOM SEMI-DETACHED HOME OVER 1,380 SQ FT OF ACCOMMODATION
- VERSATILE GROUND FLOOR BEDROOM/STUDY SPACE
- IMPRESSIVE 22FT OPEN PLAN LIVING/DINING ROOM
- SEPARATE KITCHEN WITH ADJACENT UTILITY ROOM
- CONVENIENT ACCESS TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- NICELY PRESENTED REAR GARDEN PERFECT FOR ENTERTAINING
- IDEAL FAMILY HOME WITH FLEXIBLE LIVING ARRANGEMENTS

EXTENDED FOUR BEDROOM SEMI-DETACHED HOME WITH VERSATILE ACCOMMODATION – OVER 1,380 SQ FT – DRIVEWAY PARKING

Bernards are delighted to welcome to the market this extended four-bedroom semi-detached family home, offering over 1,380 sq ft of well-balanced accommodation and occupying a popular residential position with excellent access to local amenities, schools and transport links.

This spacious home has been thoughtfully adapted over the years to create a versatile layout that will appeal to growing families, those working from home, or buyers seeking flexible multi-generational living. One of the standout features is the converted garage, which now provides a generous fourth bedroom on the ground floor, offering a variety of potential uses depending on individual requirements.

The heart of the home is undoubtedly the impressive open-plan living and dining room, stretching over 22ft in length and providing a fantastic space for both everyday family life and entertaining guests.

Flooded with natural light, this welcoming room flows effortlessly through to the conservatory, which overlooks the rear garden and offers an additional reception area to enjoy throughout the year.

The separate kitchen is well-positioned adjacent to the living space and is complemented by a useful utility room, while a convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor, the property continues to impress with three well-proportioned bedrooms, including a particularly generous principal bedroom, alongside a family bathroom serving the upper floor.

Externally, the property benefits from off-road parking to the front and a nicely presented rear garden, providing an ideal space for outdoor dining, entertaining and family enjoyment.

Offering flexible accommodation, generous room sizes and excellent family-friendly living space throughout, this is a home that must be viewed to fully appreciate everything on offer.

79 High Street, Fareham, Hampshire, PO16 7AX
 t: 01329756500



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING/DINING ROOM
22'2" x 14'4" (6.78 x 4.38)

CONSERVATORY
11'3" x 8'0" (3.45 x 2.46)

KITCHEN
12'2" x 9'1" (3.71 x 2.77)

UTILITY ROOM
5'9" x 5'0" (1.76 x 1.53)

BEDROOM ONE
16'8" x 12'7" (5.10 x 3.86)

BEDROOM TWO
11'9" x 11'9" (3.60 x 3.59)

BEDROOM THREE
15'1" x 9'11" (4.60 x 3.03)

BEDROOM FOUR
17'3" x 7'8" (5.27 x 2.36)

BATHROOM
9'2" x 6'0" (2.80 x 1.85)

COUNCIL TAX BAND C

TENURE
Freehold

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

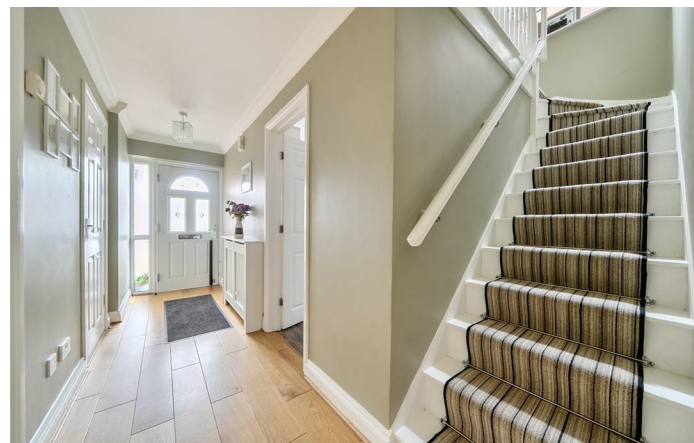
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details. Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	80
(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	



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