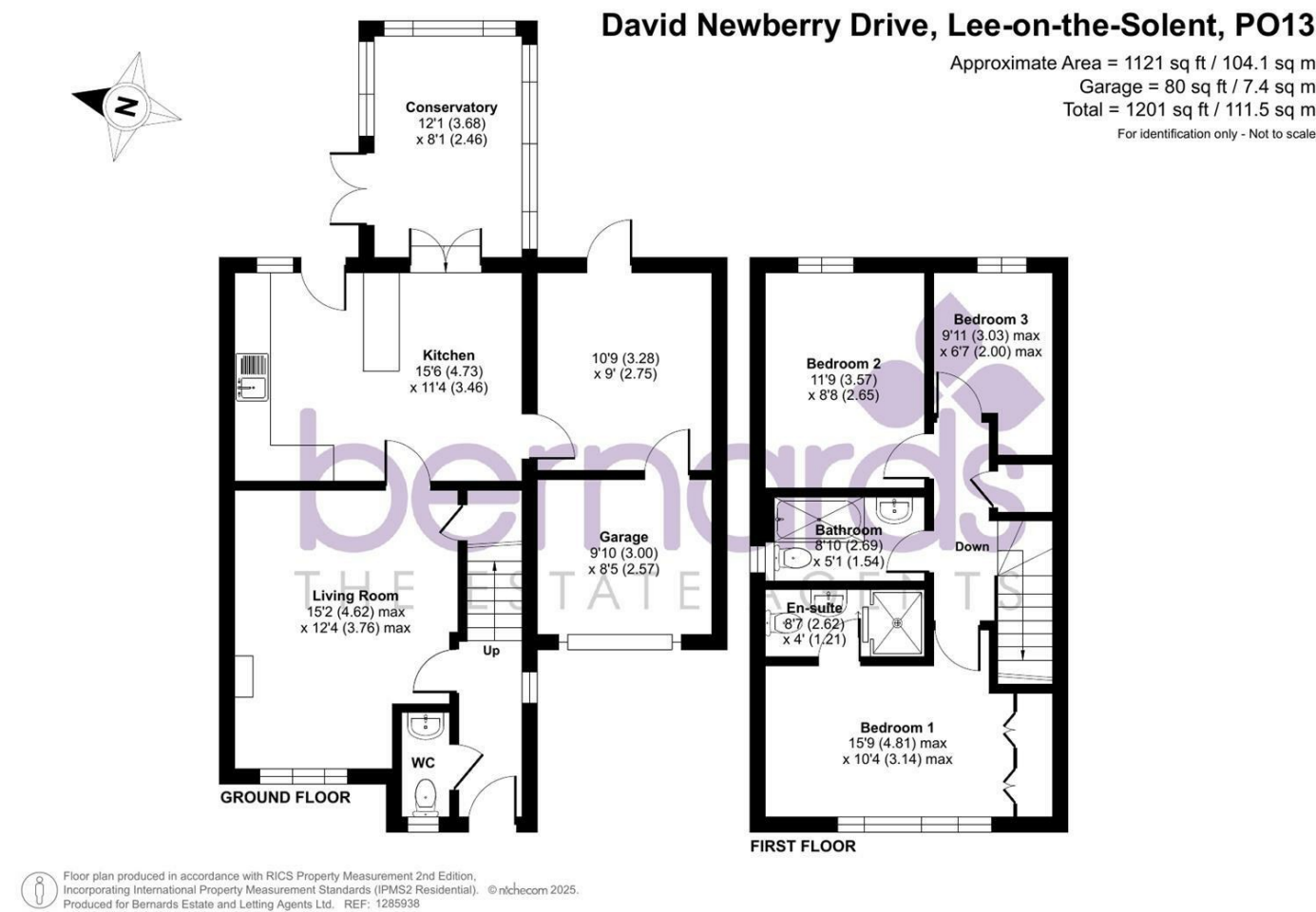




56 David Newberry Drive, Lee-On-The-Solent, Hampshire, PO13 8FE

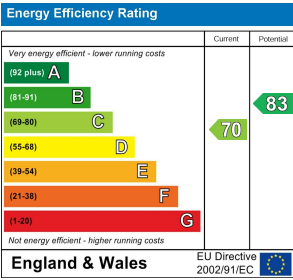
3 BEDROOMS 2 BATHROOMS 2 RECEPTIONS

02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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## SUMMARY

Nestled in the highly sought-after Cherque Farm area of Lee-On-The-Solent, this delightful three-bedroom detached house on David Newberry Drive is a splendid opportunity for those seeking a comfortable family home. Built in 2003, the property spans an impressive 1,201 square feet and boasts a well-thought-out layout, perfect for modern living.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, ideal for relaxation and entertaining. The heart of the home is undoubtedly the expansive kitchen/diner, which flows seamlessly into a charming conservatory, providing an abundance of natural light and a lovely view of the rear garden. Additionally, the ground floor features a versatile fourth bedroom or extra reception room, along with a convenient downstairs WC. The tasteful Karndean flooring adds a touch of elegance.

Upstairs, you will find three well-proportioned bedrooms, including a master suite complete with an en suite bathroom for added privacy. A family bathroom serves the other two bedrooms, and access to the loft with a ladder and half-boarding offers valuable storage space.

The exterior of the property is equally appealing, with a sunny aspect rear garden perfect for outdoor gatherings. A driveway and garage provide ample parking, and the garage has been partially converted to offer additional storage solutions. Notably, a hot tub is included in the sale, promising relaxation and enjoyment.

This home is ideally located near Alver Valley Country Park and the beach, making it perfect for outdoor enthusiasts. Furthermore, it falls within the catchment area for the highly regarded Bay House School. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this exceptional home.



ENTRANCE HALL  
DOWNSTAIRS WC  
LIVING ROOM  
15'2 x 12'4  
KITCHEN/DINER  
15'6 x 11'4  
CONSERVATORY  
12'1 x 8'1  
BEDROOM 4/RECEPTION ROOM  
10'9 x 9'0  
LANDING  
BEDROOM ONE  
15'9 x 10'4  
EN SUITE  
8'7 x 4'0  
BEDROOM TWO  
11'9 x 8'8  
BEDROOM THREE  
9'11 x 6'7  
BATHROOM  
8'10 x 5'1  
OUTSIDE  
DRIVEWAY  
GARAGE  
9'10 x 8'5  
Partially converted.  
ENCLOSED REAR GARDEN

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.

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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

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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.

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FREEHOLD - COUNCIL TAX BAND: D

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FOR SALE  
£400,000

