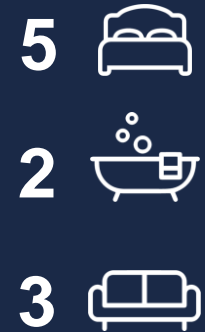


£625,000
1 Cutter Avenue
Warsash, SO31 9BA

PROPERTY SUMMARY

This executive four/five bedroom home is located a short walk from Warsash shore, local amenities and good local schools in a family friendly cul-de-sac, adjacent to a wildlife area. The large, sheltered frontage provides parking for multiple cars, as well as a sunny patio area with established vines shading the quaint seating area, leading to the front entrance into the hallway. Downstairs, the property comprises a 19ft lounge, featuring a wood burner with stone surround, alongside a separate dining room with sliding doors onto the garden, a dual aspect fitted kitchen, utility room, downstairs W/C and an office/fifth bedroom. Up stairs via the generous staircase, there are four double bedrooms, a fitted family bathroom and an en-suite to the master bedroom. The property's generous corner plot boasts a private rear garden with numerous mature trees including a weeping willow and a hot tub with an energy efficient heat pump, included in the sale, provides ultimate relaxation for summer evenings. With further benefits such as a single internal garage, an efficient gas central heating system with PV solar panels and double glazing throughout, this stunning family home is not to be missed so call us now in our Stubbington Branch to book in your viewing today.





HALLWAY

LOUNGE 19' 7" x 11' 6" (5.97m x 3.51m)

DINING ROOM 11' 7" x 9' 3" (3.53m x 2.82m)

KITCHEN/BREAKFAST ROOM 13' 8" x 10' 3" (4.17m x 3.12m)

UTILITY ROOM 11' 5" x 9' 3" (3.48m x 2.82m)

BEDROOM FIVE/RECEPTION ROOM 12' 3" x 7' 7" (3.73m x 2.31m)

WC 7' 1" x 3' 2" (2.16m x 0.97m)

LANDING

MASTER BEDROOM 12' 5" x 10' 5" (3.78m x 3.18m)

ENSUITE 6' 7" x 6' 5" (2.01m x 1.96m)

BEDROOM TWO 12' 5" x 11' 7" (3.78m x 3.53m)

BEDROOM THREE 17' 2" x 8' 7" (5.23m x 2.62m)

BEDROOM FOUR 14' 1" x 10' 5" (4.29m x 3.18m)

BATHROOM 6' 8" x 6' 6" (2.03m x 1.98m)

OUTSIDE

REAR GARDEN

GAR AGE 14' 4" x 8' 2" (4.37m x 2.49m)

OWN DRIVEWAY

GROUND FLOOR

1ST FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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