

£440,000

HOLYWELL DRIVE, PORT SOLENT, PORTSMOUTH, PO6 4TB



- Five Bedrooms
- Modern Kitchen/Diner
- Ground Floor Cloakroom/Utility
- Lounge With South Facing Balcony
- Bath & Shower Room
- En Suite Shower Room To Bedroom One
- UPVC Double Glazing,
- Electric Heating
- Air Conditioning
- Driveway
- Carport
- Low Maintenance Rear Garden

Portchester Office

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property Reference: P2294

Council Tax Band: E

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

Double opening wrought iron gates into:

Carport:-

16' 3" x 12' 7" (4.95m x 3.83m) Maximum Measurements

Covered, quarry tiled floor, power and light connected, water tap and storage cupboard. Front door with port hole style window into:

Entrance Lobby:-

Return stairs to first floor, phone point and coving to textured ceiling:
Door to:

Downstairs Cloakroom/Utility:-

7' 5" x 3' 4" (2.26m x 1.02m)

WC with concealed cistern, wall mounted wash hand basin with mixer tap, light with shaver socket, part tiled walls, tiled floor with underfloor heating, wall mounted storage cupboards, recess with space and plumbing for washing machine, textured ceiling and extractor fan.



Kitchen/Diner:-

14' 11" x 12' 1" (4.54m x 3.68m)

Double glazed sliding patio doors overlooking and accessing the rear garden, modern range of fitted base and eye level units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with hob over and extractor above, built-in microwave, integrated dishwasher, space for table and chairs, space for American style fridge/freezer, wood effect laminate flooring with underfloor heating and textured ceiling.



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First Floor Landing:-

Built-in storage cupboards, stairs to second floor, coving to textured ceiling and smoke detector. Door to:

Lounge:-

19' 0" x 12' 1" (5.79m x 3.68m)

Double glazed sliding patio doors accessing the newly rebuilt balcony with views towards the marina, air conditioning unit, TV aerial point, coving to textured ceiling with ceiling heating and smoke detector.



Bedroom Two:-

12' 1" x 11' 7" (3.68m x 3.53m) Maximum Measurements

Twin double glazed windows to rear elevation overlooking the garden, sliding mirror fronted doors to wardrobe unit, coving to textured ceiling with ceiling heating and smoke detector.



Second Floor Landing:-

Stairs to third floor, built in airing cupboard, additional storage cupboard to side, coving to textured ceiling and smoke detector. Door to:

Bedroom One:-

14' 8" Plus Recess x 12' 1" (4.47m x 3.68m)

UPVC double glazed window to front elevation with views over the marina, sliding mirror fronted doors to wardrobe, air conditioning unit, wood effect laminate flooring, TV aerial point and coving to textured ceiling with ceiling heating. Door to:

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Bath & Shower Room:-
11' 6" x 4' 11" (3.50m x 1.50m)

Opaque double glazed window to rear elevation, suite comprising: panelled bath with central mixer tap, shower cubicle, WC with concealed cistern, wall mounted wash hand basin with mixer tap, tiled walls, tiled floor with underfloor heating, texture ceiling and extractor.



Third Floor Landing:-

Opaque UPVC window to side elevation, built-in shelving, access to eaves storage, flat ceiling and smoke detector. Door to:

En Suite Shower Room:-
6' 6" x 3' 10" (1.98m x 1.17m)

Modern suite comprising: tiled shower cubicle, WC with concealed cistern, wall mounted wash hand basin with mixer tap, tiled walls, tiled floor with underfloor heating, textured ceiling and extractor.

Bedroom Three:-
11' 6" x 6' 8" (3.50m x 2.03m)

Double glazed window to rear elevation overlooking the garden, coving to textured ceiling with ceiling heating and smoke detector.

Bedroom Four:-
18' 9" Into Recess x 9' 8" (5.71m x 2.94m) Maximum Measurements

Dual aspect room with UPVC double glazed window to front elevation and three Velux windows to side, air conditioning unit, access to eaves storage, flat and part sloping ceiling and access to loft.

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Bedroom Five:-
11' 4" x 8' 6" (3.45m x 2.59m)

Dual aspect room with UPVC double glazed window to rear elevation and two Velux windows to side, built-in storage cupboard, eaves storage, flat and part sloping ceiling, Dimplex heater, access to loft and smoke detector.



Outside:-

Block paved driveway with shrubs and bushes to borders.

Rear Garden:-

Enclosed, low maintenance newly laid porcelain patio with space for table and chairs for socialising and entertaining purposes and slate borders.



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