

GUIDE PRICE £495,000

THISTLE CLOSE, PORTCHESTER, PO16 9FL



- Four Bedrooms
- Entrance Hall
- Lounge & Separate Sitting Room
- Modern Upgraded Kitchen/Diner
- Separate Utility Room
- Downstairs Cloakroom
- En Suite Shower Room
- Family Bathroom
- Double Glazed Windows & Gas Central Heating
- Parking For Three Vehicles
- Detached Office/Studio with Storage (previously garage)
- Landscaped Gardens

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

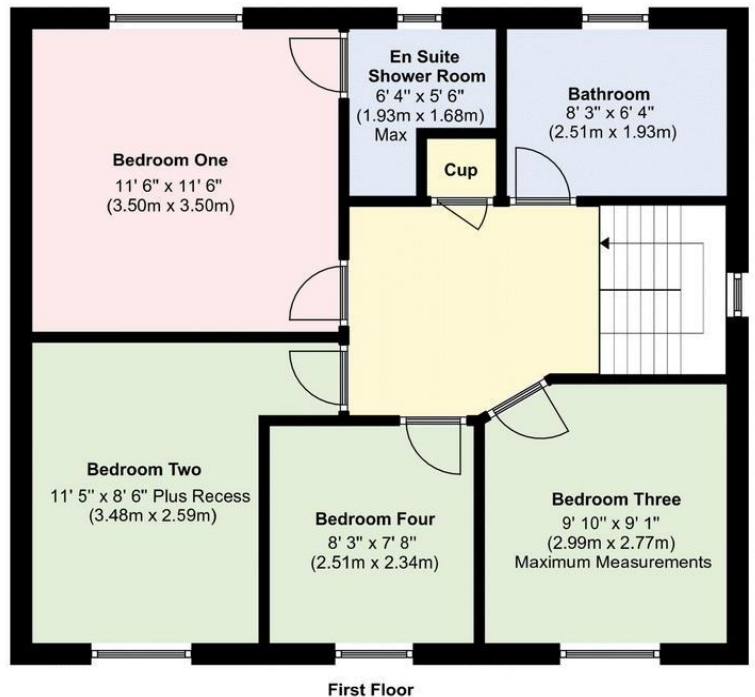
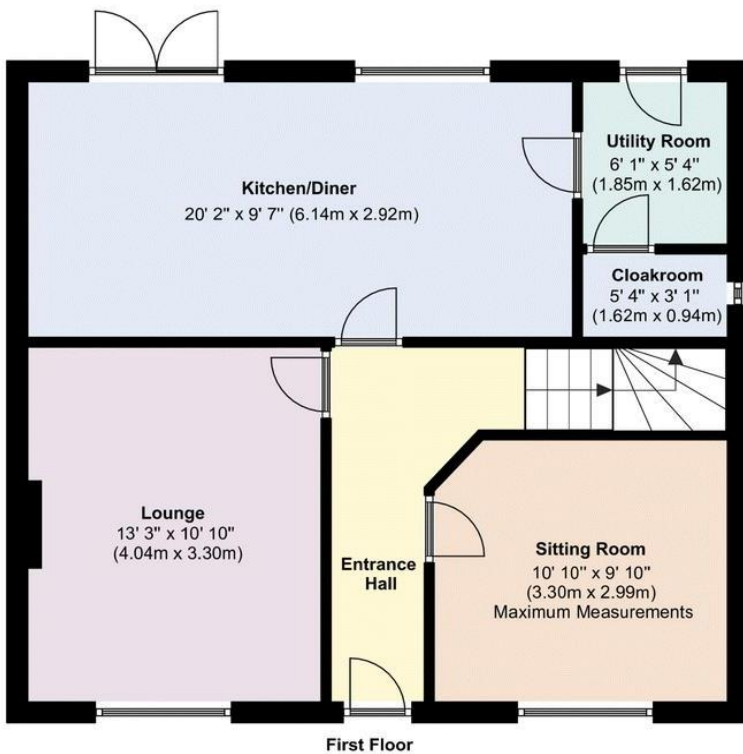
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2461

Council Tax Band: E

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



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The Accommodation Comprises:-

Covered entrance and part double glazed composite front door into:

Entrance Hall:-

Stairs to first floor, radiator, flat ceiling and smoke detector. Part glazed doors to:

Lounge:-

13' 3" x 10' 10" (4.04m x 3.30m)

UPVC double glazed window to front elevation, radiator, TV aerial point, feature stone fireplace and coving to flat ceiling.



Kitchen/Diner:-

20' 2" x 9' 7" (6.14m x 2.92m)

UPVC double glazed window to rear elevation with built-in fly screen overlooking the garden, upgraded selection of fitted soft close base and eye level storage units with underlighting to wall units, bespoke granite worktops with matching upstand and window sill, one and a half bowl stainless steel sink unit with mixer tap and granite drainer, built-in oven and grill with induction hob above, granite splashback and extractor over, integrated dishwasher, built-in fridge/freezer, space for table and chairs, radiator, flat ceiling with LED spotlighting inset and UPVC double glazed doors with fitted blind and fly screen overlooking and accessing the garden. Part glazed door to:



Sitting Room:-

10' 10" x 9' 10" (3.30m x 2.99m) Maximum Measurements

UPVC double glazed window to front elevation, under stairs storage cupboard, TV aerial point and coving to flat ceiling.

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Downstairs Cloakroom:-
5' 4" x 3' 1" (1.62m x 0.94m)

Opaque UPVC double glazed window to side elevation, suite comprising: close couple WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, flat and stepped ceiling.



First Floor Landing:-

Opaque UPVC double glazed window to side elevation, flat ceiling and access to loft via fitted ladder. Doors to:

Utility Room:-
6' 1" x 5' 4" (1.85m x 1.62m)

Further matching base unit with bespoke granite worktop and matching upstand, single bowl stainless steel sink unit with mixer tap, wall cupboard housing gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, flat ceiling and part double glazed composite door to garden. Further internal door to:



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Bedroom One:-

11' 6" x 11' 6" (3.50m x 3.50m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and coving to flat ceiling. Door to:



En Suite Shower Room:-

6' 4" x 5' 6" (1.93m x 1.68m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: tiled shower cubicle, close couple WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls, extractor and flat ceiling with LED spotlighting inset.



Bedroom Two:-

11' 5" x 8' 6" Plus Recess (3.48m x 2.59m)

UPVC double glazed window to front elevation with fitted black out blind, radiator and coving to flat ceiling.



Bedroom Three:-

9' 10" x 9' 1" (2.99m x 2.77m) Maximum Measurements

UPVC double glazed window to front elevation with fitted black out blind, radiator and coving to flat ceiling.

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Bedroom Four:-
8' 3" x 7' 8" (2.51m x 2.34m)

UPVC double glazed window to front elevation, radiator and coving to flat ceiling.



Outside:-

Landscaped to front, porcelain paved pathways with AstroTurf lawn inset and shrub borders, driveway to side for off street parking, detached garage is converted into two parts with up and over door to front storage area with fitted shelving and power connected, outside lighting and additional allocated parking space for the property opposite the house. Wooden gate leads to:



Family Bathroom:-
8' 3" x 6' 4" (2.51m x 1.93m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with upgraded mixer tap and shower unit over, shower screen, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, extractor and flat ceiling with LED spotlighting inset.



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Rear Garden:-

Landscaped with further porcelain paved patio, enclosed, generous size, water tap, central AstroTurf lawn, shrub borders and raised sleepers with vegetable beds. Part double glazed composite door to:



Agents Note:-

There is an annual maintenance charge of £179.76 per annum on this property.

Office/Studio:-

14' 8" x 8' 11" (4.47m x 2.72m)

Located in the rear part of detached garage, fully insulated, electric heater, ample power sockets and flat ceiling with LED spotlighting inset.

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