

OFFERS IN EXCESS OF £400,000

BRIGHTSIDE, WATERLOOVILLE, PO7 7BA



- Four Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Fitted Kitchen With Built In Appliances
- Dining/Family Room
- Dual Aspect Lounge
- Re-Fitted Family Bathroom & Separate Shower
- Double Glazing & Fitted Solar Panels
- Gas Central Heating
- Off Street Parking
- Garage/Workshop
- Southerly Aspect Enclosed Rear Garden

Portchester Office

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www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2624

Council Tax Band: D

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



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The Accommodation Comprises:-

Covered entrance with quarry tiled flooring leading to:

Entrance Hall:-

A spacious meet and greet hallway with return stairs to first floor, under stairs storage cupboard, radiator, LVT flooring and an additional cupboard housing meters. Doors to:



Downstairs Cloakroom:-

5' 7" x 3' 6" (1.70m x 1.07m)

Opaque UPVC double glazed window to front elevation, modern suite comprising: close coupled WC, wash hand basin inset vanity unit with mixer tap and tiled splashback, radiator and tile effect flooring.



Kitchen:-

10' 2" x 8' 0" (3.10m x 2.44m)

UPVC double glazed window to rear elevation overlooking the garden, fitted range of matching base and eye level soft close units, work tops, one and half bowl sink unit with an extendable mixer tap, part tiled walls, built-in double oven with gas hob above and extractor canopy over, built-in fridge/freezer, integrated dishwasher and washing machine, tiled flooring and ceiling with spotlighting inset. Archway to:



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Dining/Family Room:-
15' 4" x 11' 2" (4.67m x 3.40m)

A large UPVC double glazed window to rear elevation overlooking the garden, radiator, space for table and chairs, attractive feature wood panelling to wall, TV aerial point and part double glazed composite door to garden. Further double opening internal doors to:



Lounge:-
13' 7" x 13' 6" (4.14m x 4.11m)

A dual aspect room with UPVC double glazed window to front elevation and UPVC double glazed patio door overlooking and accessing the rear garden, feature fireplace with tiled hearth and coal effect gas fire inset, radiator and TV aerial point.



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First Floor Landing:-

Access to loft via a fitted ladder. Doors to:

Bedroom One:-

13' 6" x 10' 9" To Wardrobes (4.11m x 3.27m)

A dual aspect room with UPVC double glazed windows to front and rear elevations, built-in wardrobes, air conditioning unit and radiator.



Bedroom Two:-

11' 3" x 10' 3" (3.43m x 3.12m)

UPVC double glazed window to rear elevation overlooking the garden and radiator.



Bedroom Three:-

11' 3" x 8' 6" (3.43m x 2.59m)

UPVC double glazed window to front elevation and radiator.



Bedroom Four:-

8' 1" x 7' 4" (2.46m x 2.23m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and currently used as a dressing room with fitted hanging space and draw units.

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Family Bathroom:-

8' 0" x 5' 6" (2.44m x 1.68m)

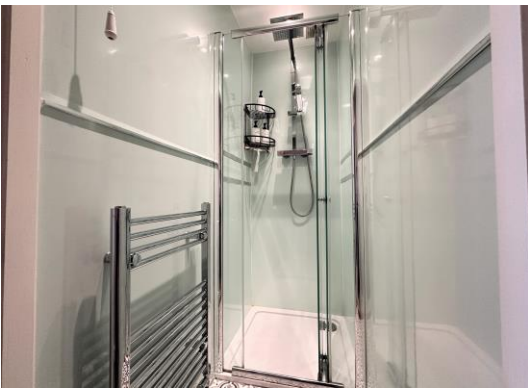
Opaque UPVC double glazed window to rear elevation, a modern re-fitted white suite comprising: freestanding oval bath with freestanding mixer tap and handheld shower attachment to side, WC with concealed cistern and shelf above, wall mounted wash hand basin inset vanity unit with mixer tap, tiled walls, fitted mirror light (to remain), ladder style heated towel rail, tile effect flooring, attractive feature wood panelling to wall and ceiling with spotlighting inset.



Shower:-

5' 0" x 2' 6" (1.52m x 0.76m)

Shower cubicle with rainwater shower head and handheld shower attachment, waterproof shower wall panelling to walls, chrome heated towel rail, tiled flooring, extractor and ceiling with spotlighting inset.



Outside:-

Block paved off street parking to front, shingled side garden area with brick retaining wall, outside electric car charging point, water tap, outside lighting and side wooden gate leads to rear garden. Driveway leads to:



Garage/Workshop:-

15' 3" x 7' 8" (4.64m x 2.34m)

Power roller door and additional internal water tap.

Rear Garden:-

Southerly aspect, enclosed, patio areas with space for table and chairs for socialising and entertaining purposes, outside power sockets, water tap, AstroTurf lawn, raised shrub borders and wooden shed (to remain).



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