

## £425,000

### CASTLE GROVE, PORTCHESTER, PO16 9NY



- Three Double Bedrooms
- Entrance Porch & Hallway
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Breakfast Room
- Separate Utility Room
- First Floor Bathroom
- En-Suite To Main Bedroom
- UPVC Double Glazing & Gas Central Heating
- Mature West Facing Garden
- Off Street Parking
- Garage/Workshop to The Rear

#### Portchester Office

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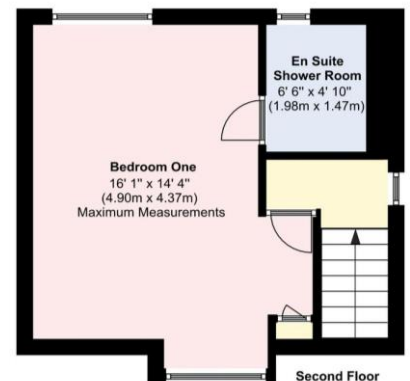
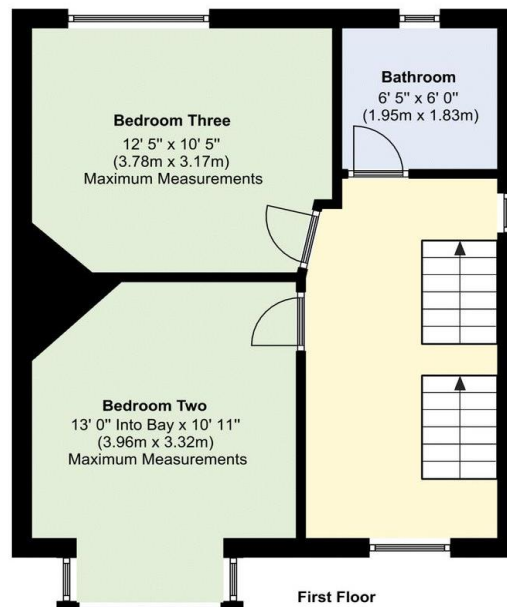
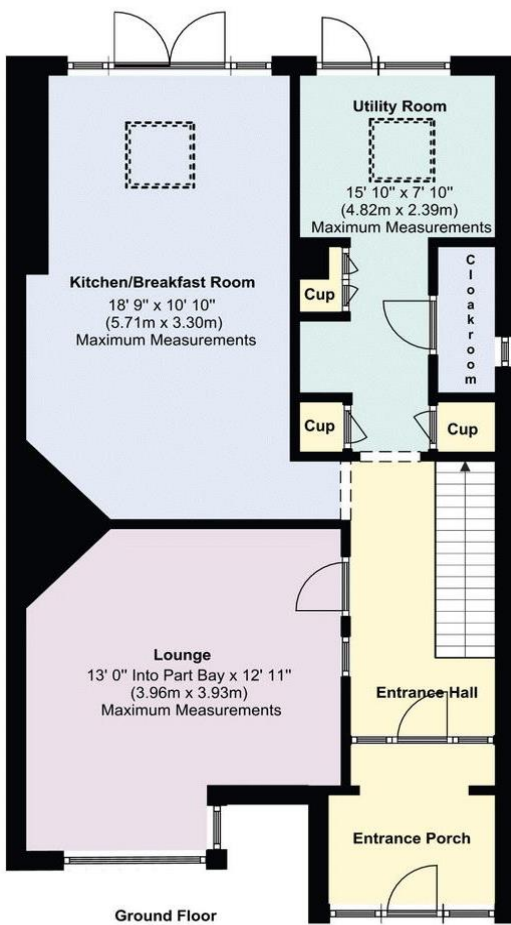
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2642

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part double glazed composite front door with opaque double glazed side panels into:

### Entrance Porch:-

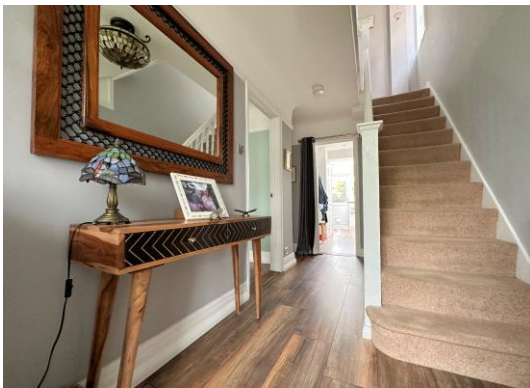
6' 11" x 6' 10" (2.11m x 2.08m)

Flat and sloping ceiling, radiator with decorative cover and wood effect laminate flooring. Original wooden front door with stained glass inset and matching side panels leading to:



### Entrance Hall:-

Stairs to first floor, under stairs storage cupboards housing meters, continuation of wood effect laminate flooring, flat and curved ceiling, picture rail and radiator with decorative cover. Door and walkways to:



### Lounge:-

13' 0" Into Part Bay x 12' 11" (3.96m x 3.93m) Maximum Measurements

UPVC double glazed part bay window to front elevation, contemporary radiator, feature fireplace with coal effect gas fire inset and wooden surround, wood effect laminate flooring, TV aerial point, picture rail and textured ceiling with central ceiling rose.



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## **Kitchen/Breakfast Room:-**

18' 9" x 10' 10" (5.71m x 3.30m) Maximum Measurements

Extensive fitted range of matching base, eye level and glass display units, roll top worksurfaces, built-in eye level oven and grill, induction hob with extractor canopy above, matching central Island unit with breakfast bar area, Franke sink unit inset with mixer tap, additional storage below and integrated dishwasher, wood effect laminate flooring, brick effect wall, contemporary radiator and flat ceiling with spotlighting and feature lantern inset. UPVC double glazed doors with matching side panels overlooking and accessing the rear garden.



## **Utility Room:-**

15' 10" x 7' 10" (4.82m x 2.39m) Maximum Measurements

Built-in storage cupboards, wood effect laminate flooring, base and eye level storage units, stainless steel sink unit with mixer tap, tiled splashback, space and plumbing for washing machine, space for tumble dryer, recess for fridge/freezer, flat and sloping ceiling with spotlighting and Velux window inset, cupboard housing gas central heating boiler and UPVC double glazed window and door overlooking and accessing the garden. Further internal door to:



## **Cloakroom:-**

5' 11" x 2' 4" (1.80m x 0.71m)

Opaque UPVC double glazed window to side elevation, modern suite comprising: close coupled WC, oval wash hand basin with infinity mixer tap and vanity storage below, tiled splashback, chrome heated towel rail, wood effect laminate flooring and flat ceiling with spotlighting inset.

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## First Floor Landing:-

Spacious dual aspect landing with UPVC double glazed windows to side and front elevations, continuation of stairs leading to second floor, space for a desk (if required) and flat ceiling. Doors to:

## Bedroom Two:-

12' 5" x 10' 5" (3.78m x 3.17m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, picture rail and flat ceiling.



## Bedroom Three:-

13' 0" Into Bay x 10' 11" (3.96m x 3.32m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, picture rail and textured ceiling.

## Family Bathroom:-

6' 5" x 6' 0" (1.95m x 1.83m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising: P-shape bath with mixer tap, shower attachment and curved shower screen, pedestal wash hand basin with mixer tap, close WC, part tiled walls, radiator, tiled flooring, extractor fan and flat ceiling.



## Second Floor Landing:-

UPVC double glazed window to side elevation, flat ceiling and access to eaves storage. Door to:

## Bedroom One:-

16' 1" x 14' 4" (4.90m x 4.37m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to front and rear elevations, radiator, eaves style storage cupboards and flat ceiling with spotlighting inset. Door to:

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### Outside:-

Block paved off street parking to front with brick retaining wall and hedge to borders, wooden gate giving pedestrian access to rear garden. Side access with water tap leads to:

### Garage/Workshop:-

15' 11" x 10' 4" (4.85m x 3.15m)

Up and over door, fuse box and power and light.

### Rear Garden:-

West facing, enclosed, lawn, shrubs to borders, patio area with space for table and chairs for socialising and entertaining purposes, wooden decking area, power sockets, water tap, trees and pathway.



### En Suite Shower Room:-

6' 6" x 4' 10" (1.98m x 1.47m)

Opaque UPVC double glazed window to rear elevation, suite comprising: walk-in shower cubicle with rainwater shower head and additional handheld shower attachment, pedestal wash hand basin with mixer tap, WC with concealed cistern, tiled walls, chrome heated towel rail, shaver socket, tiled flooring, extractor fan and flat ceiling with spotlighting inset.

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