

## £392,000

### CARBERRY DRIVE, PORTCHESTR, PO16 9JB



- Three First Floor Bedrooms
- Entrance Porch & Hallway
- Lounge with Wood Burner
- Recently Re-Fitted Kitchen/Diner with Bi-Folding Doors
- Recently Re-Fitted Modern Ground Floor Bathroom
- En-Suite Shower Room To Main Bedroom
- Gas Central Heating
- Double Glazed Windows
- Block Paved Off Street Parking
- Garage/Workshop
- Enclosed South Facing Rear Garden

#### Portchester Office

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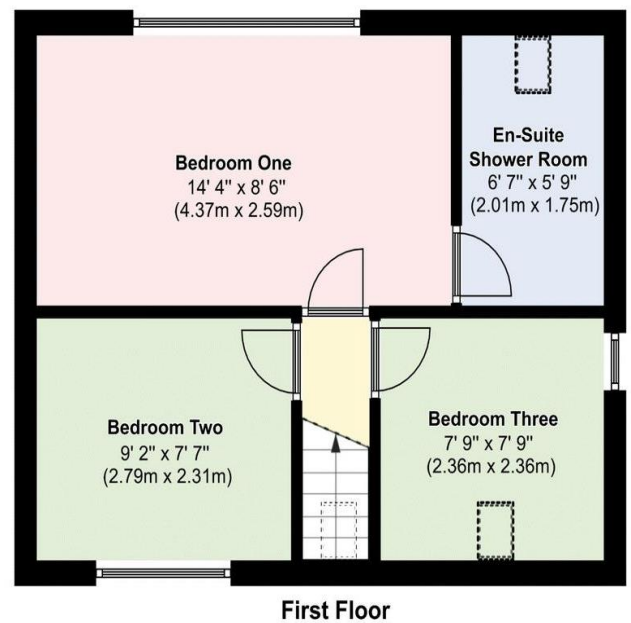
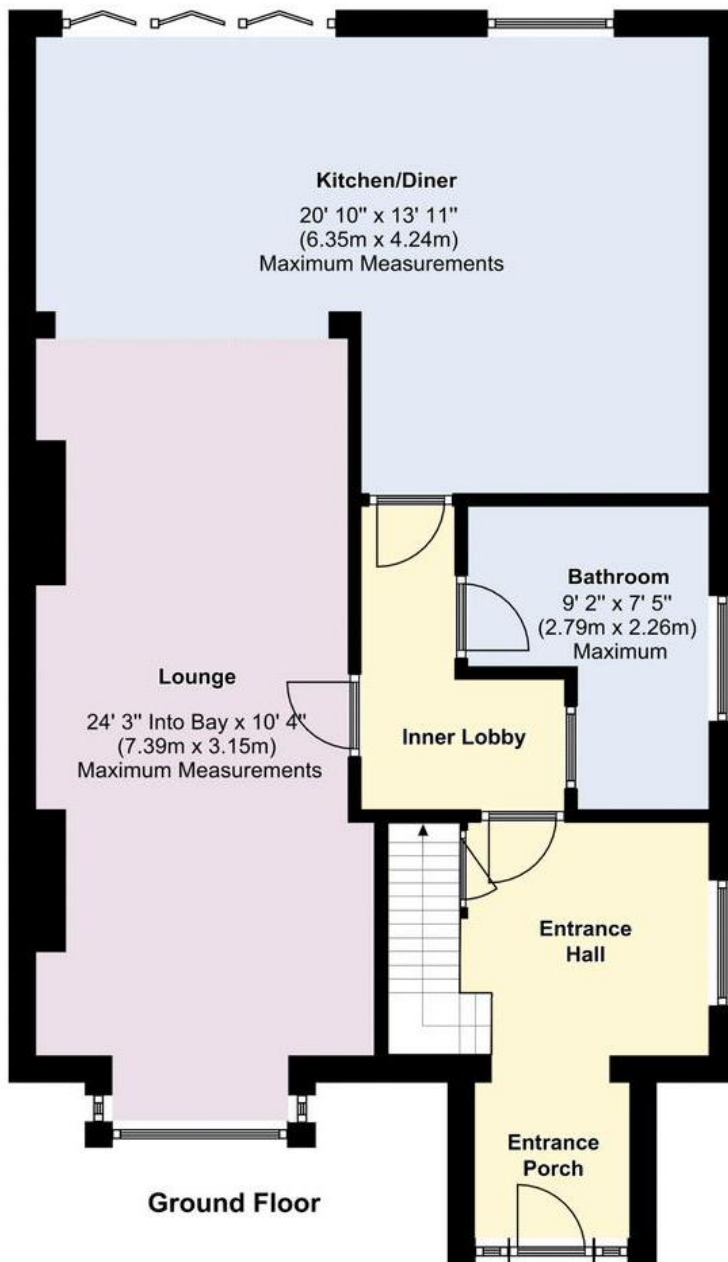
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2654

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' 0" x 5' 7" (1.83m x 1.70m)

Radiator, wood effect laminate flooring and coving to flat ceiling. Walkway to:

### Entrance Hall:-

10' 10" x 7' 11" (3.30m x 2.41m) Maximum Measurements

UPVC double glazed window to side elevation with fitted wooden shutter blinds, radiator, return stairs first floor, under stairs storage cupboard and flat ceiling. Part glazed doors to:



### Inner Hallway:-

Radiator, door to bathroom and coving to flat ceiling. Further part glazed doors to:

### Lounge:-

24' 3" Into Bay x 10' 4" (7.39m x 3.15m) Maximum Measurements

UPVC double glazed bay window to front elevation with fitted wooden shutter blinds, radiator, feature fireplace with tiled hearth and wood burner inset, TV aerial point and coving to flat ceiling. Walkway to:



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**Kitchen/Diner:-**  
20' 10" x 13' 11" (6.35m x 4.24m) Maximum Measurements

UPVC double glazed window to rear elevation, re-fitted modern base, eye level and larder style soft close units, roll top worksurfaces with matching upstands, single bowl stainless steel sink unit with mixer tap, built-in eye level oven and grill, five ring gas hob with stainless splashback and extractor canopy above, space and plumbing for dishwasher or washing machine, matching cupboard housing gas central heating boiler, radiator, space for table and chairs or additional sofa, flat ceiling with spotlighting inset and UPVC bi-folding doors overlooking and accessing the rear garden.



**Bathroom:-**  
9' 2" x 7' 5" (2.79m x 2.26m) L-Shaped, Maximum Measurements

Opaque UPVC double glazed window to side elevation, opaque eye level window to hallway, modern white suite comprising: panelled bath with mixer tap and Mira electric shower over, shower screen, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, chrome heated towel rail and flat ceiling with spotlighting inset.



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### En-Suite Shower Room:-

6' 7" x 5' 9" (2.01m x 1.75m)

Double glazed Velux window to rear elevation, modern suite comprising: tiled shower cubicle with rainwater shower and handheld shower attachment, WC with concealed cistern, shelving above and further storage to side, integrated vanity unit with wash hand basin inset and mixer tap, flat and sloping ceiling with spotlighting inset, chrome heated towel rail and extractor.



### First Floor Landing:-

Double glazed Velux window to front elevation and flat and sloping ceiling. Doors to:

### Bedroom One:-

14' 4" x 8' 6" (4.37m x 2.59m)

UPVC double glazed window to rear elevation with fitted wooden shutter blinds, radiator and flat and sloping ceiling with spotlighting inset. Door to:



### Bedroom Two:-

9' 2" x 7' 7" (2.79m x 2.31m)

UPVC double glazed window to front elevation with fitted wooden shutter blinds, radiator and flat and sloping ceiling.



### Bedroom Three:-

7' 9" x 7' 9" (2.36m x 2.36m)

Dual aspect room with UPVC double glazed window to side elevation with fitted wooden shutter blinds, further double glazed Velux window to front elevation, radiator, access to eaves storage and flat ceiling with spotlighting inset.

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## Outside:-

Block paved off street parking to front with brick retaining wall, water tap, side access to garage/workshop with power connected and plumbing for washing machine. Wooden gate leads to:



## Rear Garden:-

South facing, enclosed, space for table and chairs for socialising and entertaining purposes, low maintenance and raised flower beds.



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