

£379,950

THE DOWNSWAY, PORTCHESTER, PO16 8NU



- Four Bedrooms
- Entrance Porch & Hallway
- Lounge With Wood Burner
- Separate Dining Room
- Modern Fitted Kitchen
- First Floor Bathroom
- En-Suite Shower Room To Main Bedroom
- Gas Central Heating
- Double Glazed Windows
- Parking To The Rear
- Garage/Workshop
- Enclosed West Facing Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2704

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Glazed double doors with matching side panels into:

Entrance Porch:-

Further glazed internal door with matching side panels into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing the meters, radiator with decorative cover over, wood effect laminate flooring and flat ceiling. Doors to:

Lounge:-

13' 6" Into Part Bay x 10' 11" (4.11m x 3.32m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, TV aerial point, feature wood burner with tiled hearth and coving to flat ceiling. Sliding glazed doors to:



Dining Area:-

12' 5" x 10' 3" (3.78m x 3.12m) Maximum Measurements

Space for table and chairs, radiator with decorative cover, bespoke fitted display wall cabinets, wood effect laminate flooring and flat ceiling. Walkway to:



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Kitchen:-
17' 4" x 15' 4" (5.28m x 4.67m) L-Shaped, Maximum Measurements

Two UPVC double glazed windows and door overlooking and accessing the rear garden, modern range of re-fitted base, eye level and larder style soft close units, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, electric hob with splashback and extractor above, recess for American style fridge/freezer, space and plumbing for washing machine, space for tumble dryer, radiator, matching cupboard housing gas central heating boiler, wood effect laminate flooring and flat ceiling with spotlighting inset.



First Floor Landing:-

Stairs to second floor and flat ceiling. Doors to:

Bedroom Two:-

13' 8" Into Part Bay x 9' 6" (4.16m x 2.89m)

UPVC double glazed part bay window to front elevation, radiator, built-in wardrobes (to remain), TV aerial point and flat ceiling.



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Bedroom Four:-

8' 5" Into Recess x 5' 11" (2.56m x 1.80m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, wood effect laminate flooring and flat ceiling.

Bedroom Three:-

10' 4" x 9' 5" (3.15m x 2.87m)

UPVC double glazed window to rear elevation overlooking the garden, flat and sloping ceiling, radiator and under stairs storage recess.



Bathroom:-

6' 4" x 6' 3" (1.93m x 1.90m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap, rainwater shower over and hand held shower attachment, shower screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, radiator, tiled flooring, extractor and flat ceiling.



Second Floor Landing:-

Flat and sloping ceiling and access to eaves storage. Door to:

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Bedroom One:-

23' 1" Into Dressing Area x 12' 2" (7.03m x 3.71m) Maximum Measurements

Twin UPVC double glazed windows to rear elevation overlooking the garden and Velux window to front elevation, three radiators, flat and sloping ceiling, built-in wardrobes (to remain), TV aerial point and dressing area. Door to:



En Suite Shower Room:-

8' 3" x 7' 2" (2.51m x 2.18m)

Velux window to front elevation, Suite comprising: tiled double width shower cubicle with Mira electric shower, Saniflo W.C with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, flat and sloping ceiling with spotlighting inset, extractor, radiator, tiled flooring and access to eaves storage.

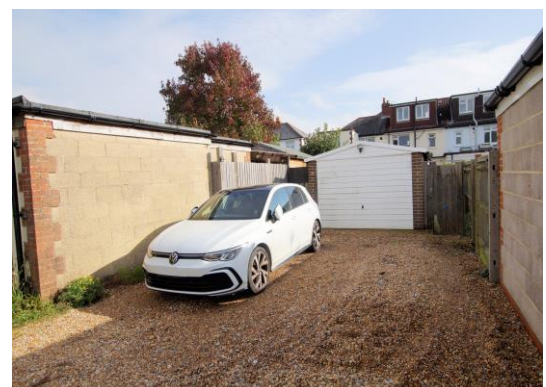


Outside:-

Wrought iron gate leads to enclosed front garden mainly laid to lawn with flowers and shrubs to borders, pathway to front door and low level brick retaining wall. Rear vehicular and pedestrian access leads to:

Garage/Workshop:-

Shingle parking to front, up and over door, power connected and rear courtesy door to garden.



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Rear Garden:-

Enclosed, decking area for entertaining purposes, water tap, mainly laid to lawn, shrub borders, outside lighting and wooden gate to rear.



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