

## OFFERS IN EXCESS OF £620,000

THE PINES, DOWNEND, PO16 8PR



- Four Generous Bedrooms
- Entrance Hallway
- Lounge with Bespoke Media Wall
- Fitted Kitchen/Diner
- Utility Room
- Cloakroom
- Modern Bath & Shower Room
- Gas Central Heating & Double Glazed Windows
- Block Paved Off Street Parking For Numerous Vehicles
- Wrap Around Landscaped Gardens
- Detached Double Garage/Workshop with Office/Studio

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

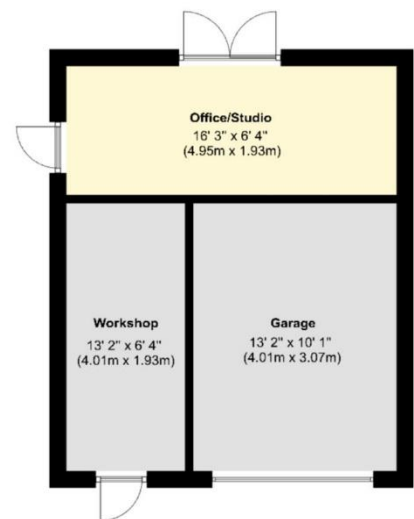
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2761

Council Tax Band: E

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



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## The Accommodation Comprises:-

Attractive oak framed covered entrance porch with tiled flooring and part double glazed composite front door into:

## Entrance Hallway:-

Built-in storage cupboard housing meters, radiator, flat ceiling with spotlighting inset, smoke detector and access to loft via fitted ladder.

## Kitchen/Diner:-

18' 1" x 10' 11" (5.51m x 3.32m) Maximum Measurements

UPVC double glazed window to side elevation overlooking the courtyard garden, fitted range of modern base and eye level soft close units, incorporating corner carousel section, underlighting to wall units, wooden worktops with matching upstands, one and half bowl stainless steel sink unit with mixer tap and water filter, built-in eye level oven, induction hob with splashback and extractor canopy over, built-in fridge/freezer and integrated dishwasher, space for table and chairs, contemporary vertical radiator, coving to flat ceiling with spotlighting inset, smoke detector and UPVC double glazed back door with fitted blind leading to garden. Internal doors to:



## Utility Room:-

6' 5" x 6' 3" (1.95m x 1.90m) Maximum Measurements

UPVC double glazed window to side elevation overlooking the central courtyard garden, storage cupboard, wooden worktop with matching upstand, space and plumbing for washing machine, space for tumble dryer, radiator, extractor and flat ceiling with spotlighting inset. Door to:



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## **Cloakroom:-**

5' 8" x 5' 4" (1.73m x 1.62m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: close coupled WC, wash hand basin inset vanity unit with mixer tap, heated towel rail and flat ceiling with spotlighting inset.



## **Lounge:-**

18' 1" x 10' 5" (5.51m x 3.17m)

UPVC double glazed windows and French doors overlooking and accessing the side garden, feature bespoke media wall incorporating display shelving, built-in storage cupboards and central TV mount, radiator and flat ceiling with spotlighting inset.



## **Bedroom One:-**

15' 6" Into Recess x 12' 3" (4.72m x 3.73m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to front and side elevations overlooking the garden, fitted shutter blinds (to front window), radiator, built-in wardrobe (to remain) and flat ceiling.



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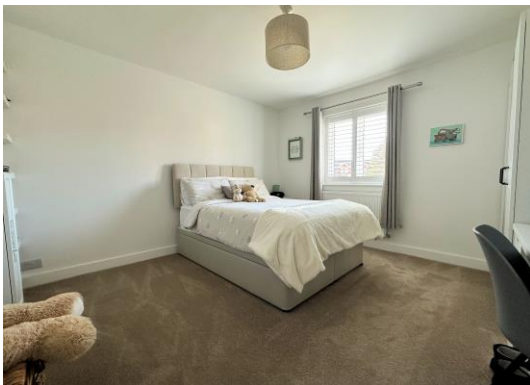




## Bedroom Two:-

12' 3" x 12' 1" Into Recess (3.73m x 3.68m) Maximum Measurements

UPVC double glazed window to front elevation with fitted shutter blinds, radiator, built-in wardrobe (to remain) and flat ceiling.



## Bedroom Three:-

12' 1" Into Recess x 10' 7" (3.68m x 3.22m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden with fitted shutter blinds, radiator, built-in wardrobe (to remain) and flat ceiling.



## Bedroom Four:-

9' 4" x 8' 4" (2.84m x 2.54m)

UPVC double glazed window to front elevation with fitted shutter blinds, radiator, built-in wardrobe (to remain) and flat ceiling.



## Bath & Shower Room:-

9' 6" Into Shower x 7' 6" (2.89m x 2.28m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: panelled bath with overflow mixer tap, separate double width shower cubicle with rainwater shower and hand held shower attachment, wall hung vanity unit with wash hand basin inset, mixer tap and LED sensor light mirror above, WC with concealed cistern, attractive tiling to walls, recess display shelving with lighting inset, chrome heated towel rail, matching floor tiling with underfloor heating, shaver socket, extractor and flat ceiling with spotlighting inset.

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## Outside:-

Generous block paved off street parking to front of property for several vehicles including cars, caravans and/or motorhome with mature shrub border to side. Detached double garage/workshop currently subdivided into a garage, separate workshop and office/studio offering a multitude of uses. Wooden gate leads to:



## Side & Rear Gardens:-

Landscaped wrap around garden with tired sleeper sections, seating areas, lawn sections, shrubs, bark borders, outside lighting, further good size rear courtyard garden accessed via the side of bungalow and kitchen/diner giving access directly to office/studio ideal for home working.



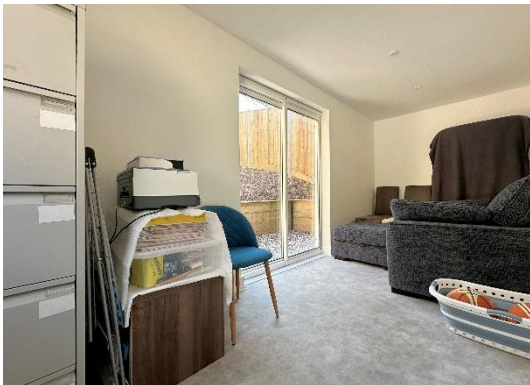
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