

£475,000

KELVIN GROVE, PORTCHESTER, PO16 8LF



- Four Double Bedrooms
- Entrance Porch & Hallway
- Lounge Area With Wood Burner
- Open Plan Fitted Kitchen/Dining/Family Room
- Separate Utility Room
- Ground Floor Bathroom
- First Floor Shower Room
- Gas Central Heating & Double Glazing
- Block Paved Off Street Parking
- Generous Enclosed South Facing Garden
- 20' x 19' Office/Studio with Kitchenette & Cloakroom

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

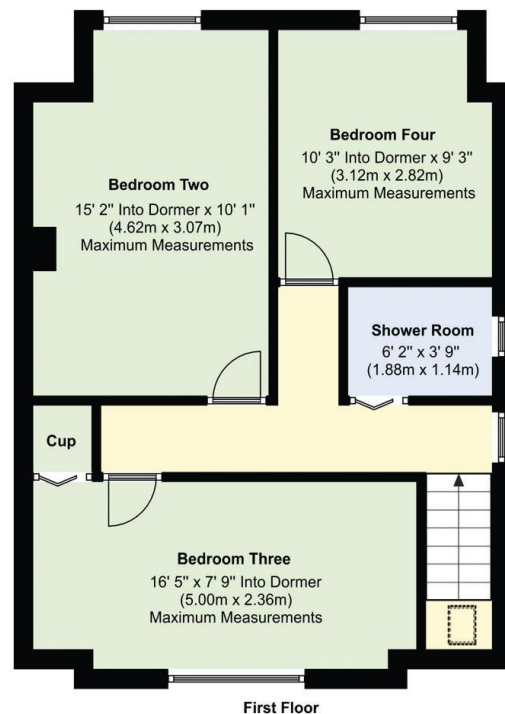
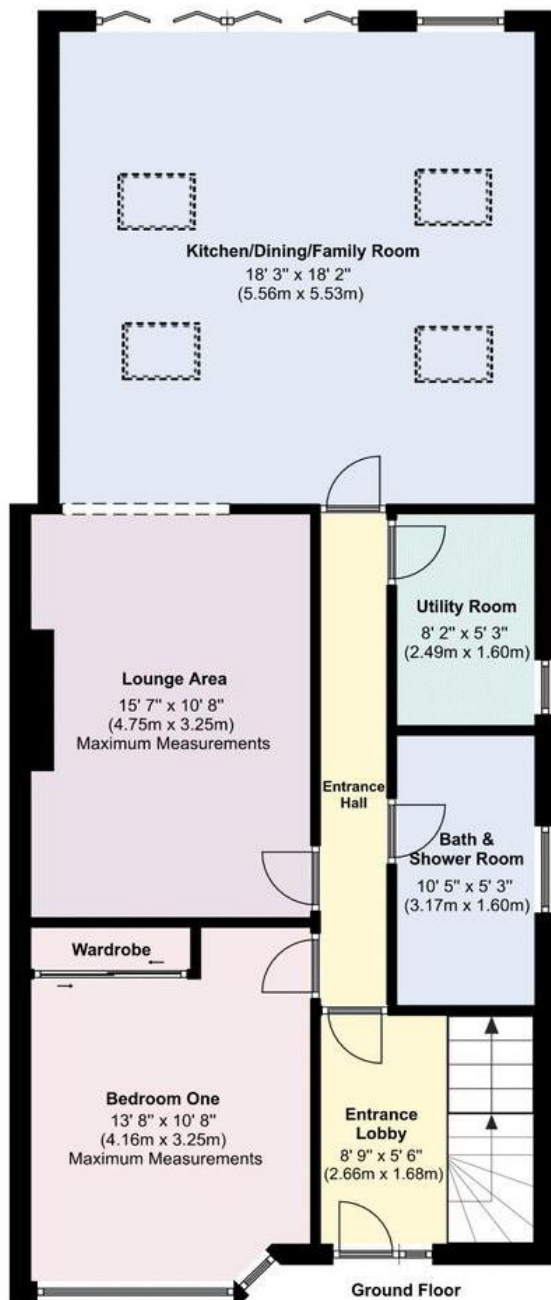
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property Reference: P2738

Council Tax Band: C

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



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The Accommodation Comprises:-

Composite front door with opaque UPVC double glazed side panel into:

Entrance Lobby:-

8' 9" x 5' 6" (2.66m x 1.68m)

Stairs leading to first floor, soft close under stairs storage cupboards, contemporary vertical radiator, wood effect laminate flooring and flat ceiling. Glazed door to:



Entrance Hall:-

Recessed contemporary radiator, continuation of wood effect laminate flooring and flat ceiling with spotlighting inset. Doors to:

Lounge:-

15' 7" x 10' 8" (4.75m x 3.25m) Maximum Measurements

Feature fireplace with wood burner inset, tiled hearth and bespoke fitted cupboards to side, TV aerial point, radiator, engineered wooden flooring and flat ceiling. Walkway to:



Kitchen/Dining/Family Room:-

18' 3" x 18' 2" (5.56m x 5.53m)

UPVC double glazed window to rear elevation overlooking the garden, an extensive fitted range of base and eye level soft close units, work surfaces with matching upstands, one and a half bowl sink unit with mixer tap, built-in eye level oven and grill, five ring gas hob with tiled splashback and extractor above, integrated dishwasher, recess for American style fridge/freezer, matching breakfast bar with further matching units and wine cooler below, space for table and chairs and additional sofa, flat and vaulted ceiling with four Velux windows inset, contemporary vertical radiator, tiled flooring and bi-folding doors overlooking and accessing the rear garden.



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Utility Room:-
8' 2" x 5' 3" (2.49m x 1.60m)

Opaque UPVC double glazed window to side elevation, storage units housing the gas central heating boiler, worktop, space and plumbing for washing machine, space for tumble dryer, chrome heated towel and flat ceiling.

Bedroom One:-

13' 8" x 10' 8" (4.16m x 3.25m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, sliding mirror fronted doors to built-in wardrobe and flat ceiling.



Bath & Shower Room:-

10' 5" x 5' 3" (3.17m x 1.60m)

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with central mixer tap, handheld shower attachment and tiled surround, wash hand basin inset vanity unit with mixer tap, separate tiled shower cubicle with rainwater shower and hand held shower attachment, close coupled WC, chrome heated towel rail, extractor and flat ceiling with spotlighting inset.

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First Floor Landing:-

Dual aspect with opaque UPVC double glazed window to side elevation, further double glazed Velux window front elevation and flat ceiling with spotlighting inset. Doors to:

Bedroom Two:-

15' 2" Into Dormer x 10' 1" (4.62m x 3.07m) Maximum Measurements

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



Bedroom Three:-

16' 5" x 7' 9" (5.00m x 2.36m)

UPVC double glazed window to the front elevation, radiator, flat and sloping ceiling.



Bedroom Four:-

10' 3" Into Dormer x 9' 3" (3.12m x 2.82m) Maximum Measurements

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



Shower Room:-

6' 2" x 3' 9" (1.88m x 1.14m)

Opaque UPVC double glazed window to side elevation, white suite comprising: tiled double shower cubicle with rainwater and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled flooring, chrome heated towel rail, extractor and flat ceiling with spotlighting inset.

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Outside:-

Block paved off street parking available to the front of the property.
Side access and wooden gate leads to:

Rear Garden:-

Southerly facing, enclosed, generous size, sandstone patio areas for entertaining purposes, outside lighting, power sockets, detached storage shed, lawn area with shingled edging and mature hedging. Sandstone pathway leads to:



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Studio/Office:-

20' 0" x 19' 0" (6.09m x 5.79m)

Detached, double glazed windows and doors, power connected, wood effect laminate flooring throughout, flat ceiling with spotlighting inset, kitchenette with base and eye level units, worktops, one and a half bowl sink unit with mixer tap and tiled splashback. Further door to separate cloakroom with close coupled WC, wash hand basin with mixer tap, chrome heated electric towel rail, spotlighting and extractor.



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