

£415,000

WELLINGTON GROVE, PORTCHESTER, PO16 9RX



- Four Bedrooms
- Entrance Hallway
- Sitting Room
- Fitted Kitchen/Dining/Family Room
- Ground Floor Shower Room
- En-Suite Bathroom To Main Bedroom
- Bedroom Four/Nursery
- Gas Central Heating
- Double Glazed Windows
- Block Paved Off Street Parking
- Enclosed Rear Garden
- 15' x 9' Outside Office/Studio/Bar

Portchester Office

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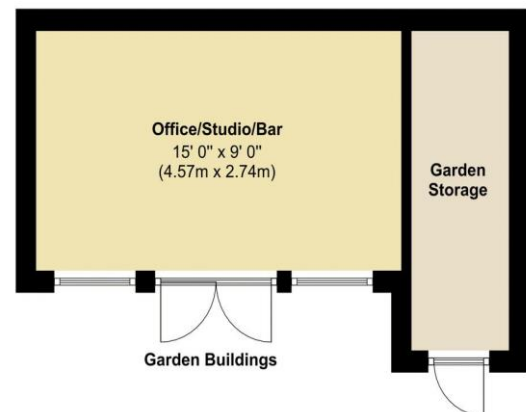
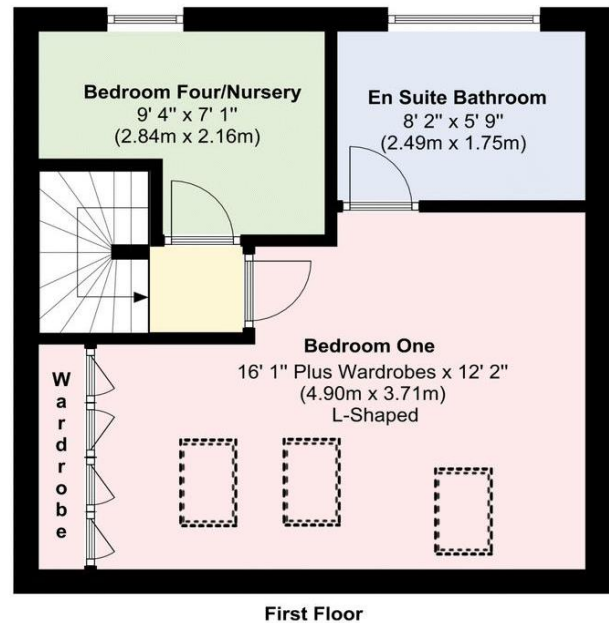
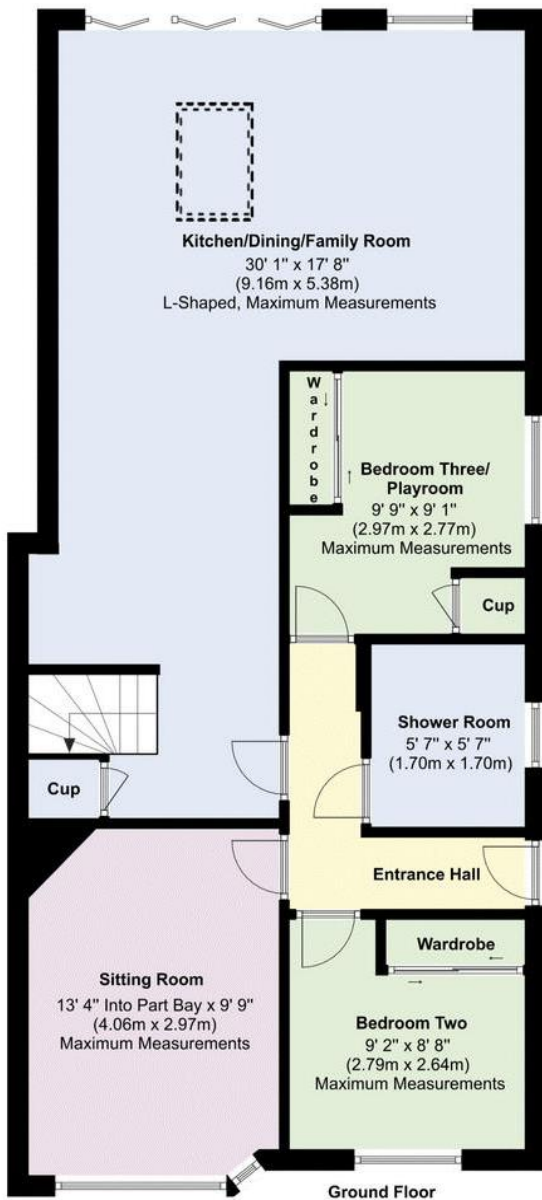
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2750

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 into:

Entrance Hall:-

Radiator, engineered wooden flooring and coving to flat ceiling.
Replacement doors to:

Sitting Room:-

13' 4" Into Part Bay x 9' 9" (4.06m x 2.97m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator with decorative cover, TV aerial point, feature fireplace, picture rail, flat ceiling and wood effect laminate flooring.



Kitchen/Dining/Family Room:-

30' 1" x 17' 8" (9.16m x 5.38m) L-Shaped, Maximum Measurements



UPVC double glazed window to rear elevation, fitted range of modern base, eye level and larder style soft close units, wooden tops incorporating breakfast bar, one and a half bowl stainless steel sink unit with extendable mixer tap, part tiled walls, built-in eye level double Smeg oven and grill, five ring gas hob with extractor canopy above, integrated Smeg dishwasher, built-in fridge/freezer, integrated washing machine, wine cooler, engineered wooden flooring and flat ceiling with spotlighting inset.



Kitchen Area:-

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Dining/Family Area:-

UPVC double glazed bi-folding doors overlooking and accessing the rear garden, space for table and chairs, two contemporary vertical radiators, TV aerial point, stairs to first floor, under stairs storage cupboard, continuation of engineered wooden flooring, ceiling lantern and continuation of flat ceiling with spotlighting inset.



Bedroom Two:-

9' 2" x 8' 8" (2.79m x 2.64m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobe and coving to textured ceiling.



Bedroom Three/Playroom:-

9' 9" x 9' 1" (2.97m x 2.77m) Maximum Measurements

UPVC double glazed window to side elevation, radiator, sliding doors to built-in wardrobe, further built-in cupboard housing gas central heating boiler and coving to flat ceiling with spotlighting inset.



Shower Room:-

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

Opaque UPVC double glazed window to side elevation, modern suite comprising: shower cubicle with Mira rainwater shower and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled walls, chrome heated towel rail with built-in storage below, tiled flooring and coving to flat ceiling.



First Floor Landing:-

Flat and sloping ceiling with spotlight inset and smoke detector. Replacement doors to:-

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Bedroom One:-

16' 1" Plus Wardrobes x 12' 2" (4.90m x 3.71m) L-Shaped

Three double glazed Velux windows to front elevation, smoke detector, flat and sloping ceiling with spotlighting inset, radiator, access to eaves storage and built-in bespoke wardrobes. Door to:



Bedroom Four/Nursery:-

9' 4" x 7' 1" (2.84m x 2.16m)

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



Outside:-

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



En Suite Bathroom:-

8' 2" x 5' 9" (2.49m x 1.75m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising: P-shaped panelled bath with mixer tap, rainwater shower unit over with handheld shower attachment and shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.

Rear Garden:-

Enclosed, Sandstone patio area for entertaining purposes, outside power sockets, shingle and shrub borders, lawn section, outside lighting, water tap and 12' 0" x 4' 0" (3.65m x 1.22m) garden storage with power connected.

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Office/Studio/Bar:-

15' 0" x 9' 0" (4.57m x 2.74m)

Twin UPVC double glazed windows, UPVC double opening French doors, fitted bar (to remain), wood effect laminate flooring, power connected and flat ceiling with spotlighting inset.

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