

£475,000

CASTLE VIEW ROAD, PORTCHESTER, PO16 9LA



- Four Bedrooms
- Entrance Porch & Hallway
- Downstairs Cloakroom
- Lounge With Log Burner
- 21' x 18' Open Plan Kitchen/Dining/Family Room
- Separate Utility Room
- Bath/Shower Room
- En Suite To Main Bedroom
- Double Glazing & Gas Central Heating
- Block Paved Off Road Parking
- Integral Garage/Workshop
- Enclosed West Facing Rear Garden

Portchester Office

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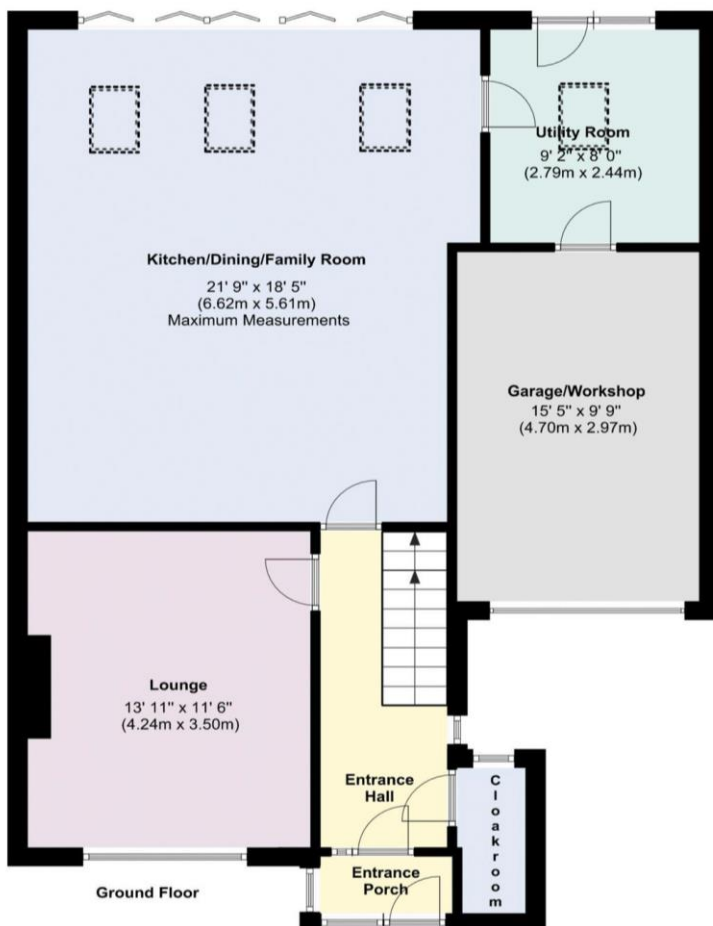
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2768

Council Tax Band: D

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



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The Accommodation Comprises:-

Composite front door into:

Entrance Porch:-

Opaque UPVC double glazed windows to front and side elevations and flat ceiling with spotlighting inset. UPVC double glazed door with matching side panel into:

Entrance Hall:-

Opaque UPVC double glazed window to side elevation, stairs to first floor with oak bannister and glass panelling, real wood flooring, radiator, under stairs cupboard and flat ceiling. Door to:



Downstairs Cloakroom:-

6' 5" x 2' 6" (1.95m x 0.76m)

Opaque UPVC double glazed window to rear elevation, suite comprising: close coupled WC, pedestal wash hand basin with tiled splashback, chrome heated towel rail and flat ceiling with spotlighting inset.



Lounge:-

13' 11" x 11' 6" (4.24m x 3.50m)

UPVC double glazed window to front elevation, contemporary vertical radiator, feature fireplace with wood burner inset and marble hearth, TV aerial point and flat ceiling with spotlighting inset.



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Kitchen/Dining Family Room::

21' 9" x 18' 5" (6.62m x 5.61m) Maximum Measurements

Double glazed bi-folding doors with built-in electric blinds inset overlooking and accessing the rear garden, modern range of matching base, eye level and larder style storage units, work surfaces with matching upstands, induction hob with downdraught extractor built-in and glass splashback, built-in fridge and separate freezer, built-in Bosch eye level double oven, matching island with matching work surface, one and a half bowl stainless steel sink unit inset with mixer and boiling water tap, built-in dishwasher below and further storage, flat and sloping ceiling with spotlighting and three electric Velux window inset with blinds, space for table and chairs, LVT flooring with under floor heating, smoke detector and further space for large sofa. Door to:



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Utility Room:-

9' 2" x 8' 0" (2.79m x 2.44m)

Double glazed window and door overlooking and accessing the rear garden, continuation of base and eye level storage units, worksurfaces with matching upstands, single bowl stainless steel sink unit with mixer tap, space and plumbing for washing matching, space for tumble dryer, flat and sloping ceiling with spotlighting and electric Velux window inset with built-in blinds, wall mounted gas central heating boiler, continuation of LVT flooring and door to garage/workshop.



First Floor Landing:-

Smoke detector, flat ceiling and access to boarded loft via fitted ladder. Doors to:

Bedroom One:-

12' 3" x 10' 2" (3.73m x 3.10m)

UPVC double glazed window to front elevation, built-in wardrobe cupboard, radiator and flat ceiling with spotlighting inset. Door to:



En Suite Shower Room:-

6' 9" x 2' 10" (2.06m x 0.86m)

Opaque UPVC double glazed window to rear elevation, suite comprising: tiled shower cubicle with rainwater shower and handheld shower attachment, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern, chrome heated towel rail, tiled walls, extractor and flat ceiling spotlight inset.



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Bedroom Two:-

13' 9" x 9' 0" (4.19m x 2.74m)

UPVC double glazed window to front elevation, built-in wardrobe cupboard, radiator and flat ceiling.



Bath & Shower Room:-

7' 9" x 6' 1" (2.36m x 1.85m)

Opaque UPVC double glazed window to rear elevation, suite comprising: corner panelled bath with mixer tap and handheld shower attachment, close coupled WC, pedestal wash hand basin, separate shower cubicle, chrome heated towel rail, tiled walls, extractor and flat ceiling with spotlighting inset.



Bedroom Three:-

10' 9" x 10' 9" (3.27m x 3.27m)

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



Bedroom Four:-

8' 8" x 7' 8" (2.64m x 2.34m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in over stairs storage cupboard and flat ceiling.

Outside:-

Block paved off street parking for numerous vehicles, water tap and hedging to front and rear. Driveway leads to:

Garage/Workshop:-

15' 5" x 9' 9" (4.70m x 2.97m)

Electric roller door, power and light connected and door leading into the utility room.

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Rear Garden:-

Enclosed, patio area for entertaining purposes, AstroTurf lawn, water tap and power sockets.



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