

## £550,000

### AUDRET CLOSE, PORTCHESTER, PO16 9ER



- Four Bedrooms
- Entrance Lobby & Downstairs Cloakroom
- Lounge & Dining Area
- Study/Office (converted garage)
- Kitchen & Utility Room
- Conservatory
- Modern Family Bathroom
- En-Suite To Main Bedroom
- Gas Central Heating & Double Glazing
- Off Street Parking
- Store Room (Converted Garage)
- Enclosed Southerley Facing Rear Garden

#### 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)

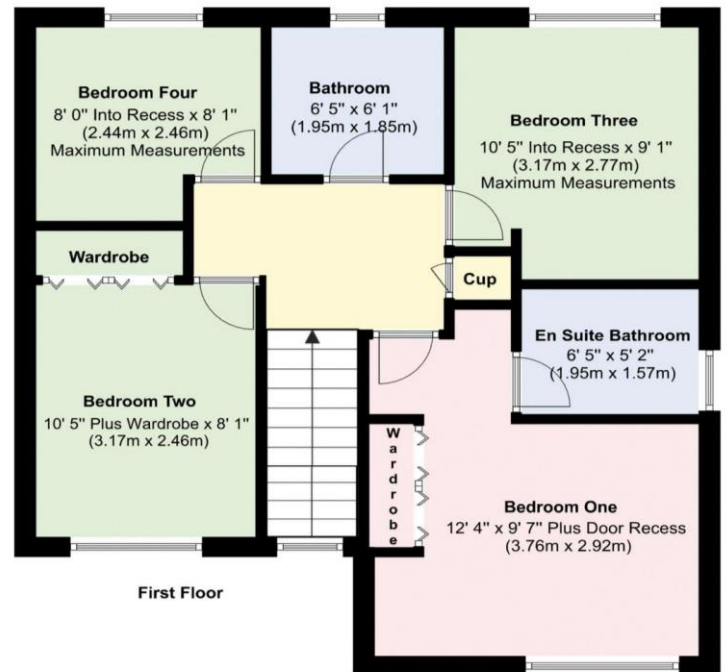
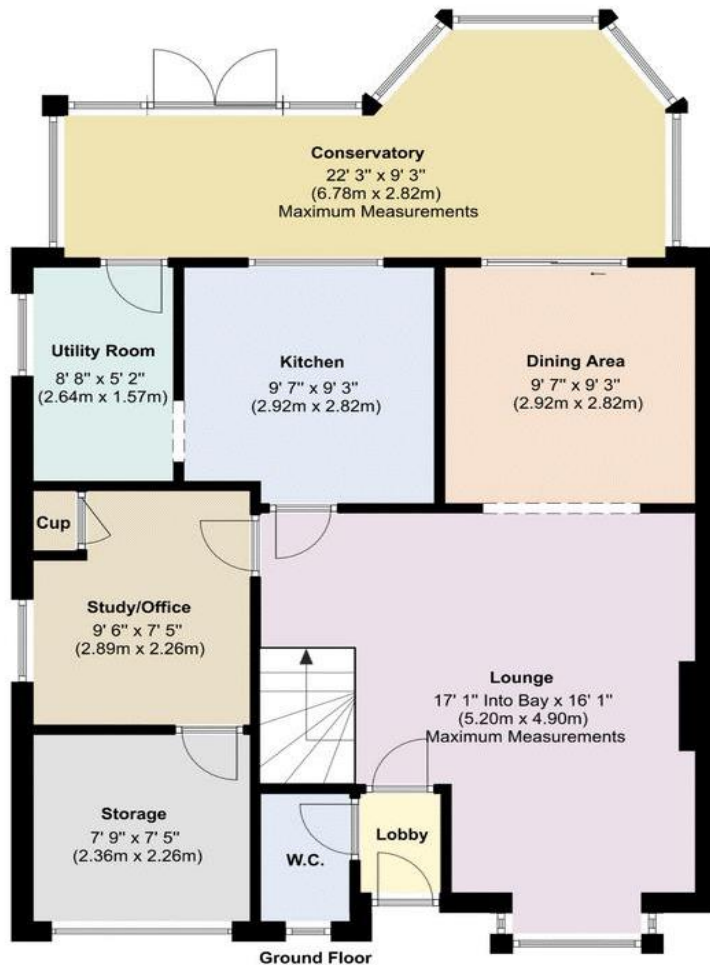
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2781

Council Tax Band: E

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 Lobby:-

Radiator, wood effect laminate flooring, coving to textured ceiling and part glazed door to lounge. Further door to:

### Downstairs Cloakroom:-

5' 2" x 2' 6" (1.57m x 0.76m)

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, wall mounted wash hand basin with tiled splashback, radiator, continuation of wood effect laminate flooring and coving to textured ceiling.

### Lounge:-

17' 1" Into Bay x 16' 1" (5.20m x 4.90m) Maximum Measurements

UPVC double glazed bay window to front elevation, two radiators, feature fireplace, stairs to first floor, under stairs storage, wood effect laminate flooring and flat ceiling. Archway to:



### Dining Area:-

9' 7" x 9' 3" (2.92m x 2.82m)

Radiator, space for table and chairs, continuation of wood effect laminate flooring, double glazed sliding patio door to conservatory and flat ceiling.

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## Study/Office:-

9' 6" x 7' 5" (2.89m x 2.26m)

UPVC double glazed window to side elevation, radiator, storage cupboard housing gas central heating boiler, internal door to store room and coving to textured ceiling.



## Kitchen:-

9' 7" x 9' 3" (2.92m x 2.82m)

UPVC double glazed window to rear elevation, fitted range of base and eye level storage units, roll top worksurfaces, single bowl single drainer sink unit with mixer tap, part tiled walls, space for cooker with extractor above, radiator, wood effect laminate flooring and coving to flat ceiling with spotlighting inset. Archway to:



## Utility Room:-

8' 8" x 5' 2" (2.64m x 1.57m)

UPVC double glazed window to side elevation, space and plumbing for washing machine, work surface, radiator, wood effect laminate flooring, recess for fridge/freezer and coving to flat ceiling. UPVC part double glazed door to:

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## **Conservatory:-**

22' 3" x 9' 3" (6.78m x 2.82m) Maximum Measurements

UPVC double glazed windows and French doors overlooking and accessing the rear garden, power connected and wood effect laminate flooring.



## **First Floor Landing:-**

UPVC double glazed window to front elevation, built-in airing cupboard and coving to textured ceiling. Doors to:

## **Bedroom One:-**

12' 4" x 9' 7" Plus Door Recess (3.76m x 2.92m)

UPVC double glazed window to front elevation, built-in wardrobes, sink with mixer tap, tiled splashback and storage below, radiator and coving to textured ceiling. Door to:



## **En Suite Bathroom:-**

6' 5" x 5' 2" (1.95m x 1.57m)

Opaque UPVC double glazed window to side elevation, suite comprising: panelled bath with mains shower over, close coupled WC, radiator, part tiled walls and coving to textured ceiling.



## **Bedroom Two:-**

10' 5" Plus Wardrobe x 8' 1" (3.17m x 2.46m)

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

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### Bedroom Three:-

10' 5" Into Recess x 9' 1" (3.17m x 2.77m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, storage recess, wood effect laminate flooring and coving to textured ceiling.



### Bedroom Four:-

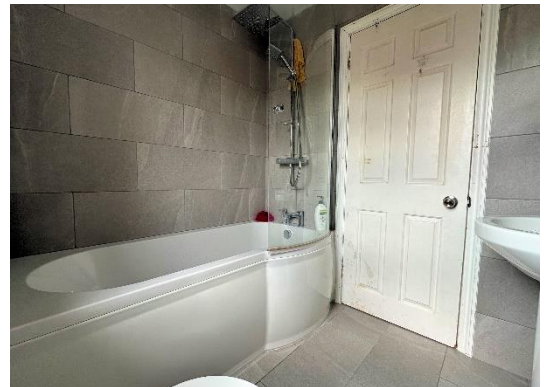
8' 0" Into Recess x 8' 1" (2.44m x 2.46m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, coving to textured ceiling and access to loft.

### Family Bathroom:-

6' 5" x 6' 1" (1.95m x 1.85m)

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



### Outside:-

Front garden laid to lawn with shrubs inset, block paved of street parking available leads to store room (converted garage) with up and over door and internal courtesy door study/office. Side pedestrian access via wooden gate leads to:



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## Rear Garden:-

Southerly facing, enclosed, block paved patio, raised decking for entertaining purposes, remainder laid mainly to lawn, shingle and shrub borders, water tap and covered store area.



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