

## OFFERS IN EXCESS OF £500,000

CASTLE STREET, PORTCHESTER, PO16 9PY



- Five Bedrooms
- Entrance Hallway & Downstairs WC
- Lounge With Wood Burner
- Modern Fitted Kitchen/Diner
- Family Bathroom
- En-Suite Shower Room
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- Off Street Parking Front & Rear
- 22' x 10' Insulated Garden Room/Studio
- Garage/Workshop

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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Property Reference: P2788

Awaiting EPC

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 with opaque double glazed side panels into:

### Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator with decorative cover, panelling to dado rail height, engineered wooden flooring and coving to flat ceiling. Door to:



### Lounge:-

14' 4" Into Bay x 11' 9" (4.37m x 3.58m) Maximum Measurements

UPVC double glazed bay window to front elevation with fitted shutter blinds, radiator, TV aerial point, feature fireplace with wood burner inset, marble hearth, wooden mantle shelf above and bespoke cupboards to either side with shelving above, picture rail and curving to flat ceiling.



### Kitchen/Diner:-

18' 1" x 12' 3" (5.51m x 3.73m) Maximum Measurements

UPVC double glazed window and French doors with matching side panels overlooking and accessing the rear garden, fitted range of modern matching base, eye level and pull out larder style storage cupboards, roll top work surfaces, one and a half bowl stainless steel sink unit with extendable mixer tap, part tiled walls, built-in eye level double ovens, five ring gas hob with extractor canopy above, integrated dishwasher, space and plumbing for washing machine, recess for American style fridge/freezer, continuation of engineered wooden flooring, space for table and chairs, modern contemporary vertical radiator, TV recess with aerial point and flat ceiling with spotlighting inset. Internal door to:

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## Downstairs W.C:-

4' 1" x 2' 3" (1.24m x 0.69m)

Close coupled WC, wall mounted gas central heating boiler, continuation of engineered wooden flooring and flat ceiling with spotlighting inset.

## First Floor Landing:-

UPVC double glazed window to side elevation, stairs to second floor, built-in over stairs storage cupboard, panelling to dado rail height and coving to flat ceiling. Doors to:



## Bedroom Two:-

15' 1" Into Recess x 12' 2" (4.59m x 3.71m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, fitted desk, storage recess and flat ceiling with spotlighting inset.



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## Bedroom Three:-

12' 4" x 10' 4" (3.76m x 3.15m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobe cupboard and coving to flat ceiling.



## Bedroom Five:-

8' 8" x 7' 2" (2.64m x 2.18m)

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



## Bathroom:-

9' 7" x 5' 6" (2.92m x 1.68m) Maximum Measurements

Dual aspect room with opaque UPVC double glazed windows to front and side elevations, suite comprising: L-shaped panelled bath with mixer tap and Triton electric shower over, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlighting inset.



## Second Floor Landing:-

Coving to flat ceiling. Doors to:

## Bedroom One:-

16' 9" Into Wardrobes x 8' 8" (5.10m x 2.64m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, built-in wardrobes, radiator and textured ceiling. Sliding door to:



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## En Suite Shower Room:-

8' 4" x 5' 5" (2.54m x 1.65m)

Tiled shower cubicle, close coupled WC, built-in over stairs cupboard, tiled flooring and textured ceiling.



## Rear Garden:-

Enclosed, patio area for entertaining purposes, water tap, outside power sockets, remainder laid to lawn with shrub borders, log store and wooden gate gives pedestrian to front of property.

## Bedroom Four:-

15' 2" x 8' 4" (4.62m x 2.54m) Maximum Measurements

Two UPVC double glazed window to front elevation, modern contemporary vertical radiator and flat ceiling with spotlighting inset.



## Outside:-

Block paved off road parking to front with raised planter beds to sides and additional parking to rear accessed via Sunningdale Road leads to brick built garage/workshop with up and over door, power connected and side courtesy door.

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## **Garden Room/Studio:-** 23' 0" x 10' 0" (7.01m x 3.05m)

Detached, insulated, double glazed bi-folding doors, power connected and flat ceiling with spotlighting inset.

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