

£375,000

SUNNINGDALE ROAD, PORTCHESTER, PO16 9PD



- Three Bedrooms
- Entrance Hall
- Lounge
- Dining Room With Study Area
- Fitted Kitchen
- Gas Central Heating
- Double Glazed Windows
- Downstairs Cloakroom
- Family Bathroom
- Loft Room With Planning Approved
- Enclosed South Facing Rear Garden
- Off Street Parking

Portchester Office

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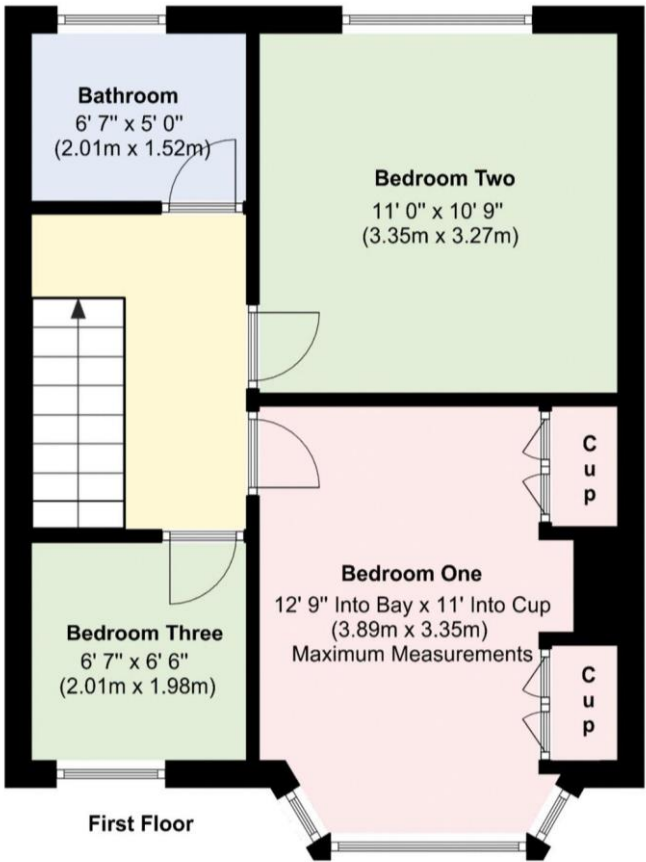
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Property Reference: P2803

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

Covered entrance with part double glazed composite front door and matching side panels into:

Entrance Hall:-

Stairs to first floor, under stairs cupboard housing meters, further storage cupboard to side, radiator with decorative cover, wood effect laminate flooring, wooden panelling to walls, picture rail and curving to flat ceiling. Glazed door to:



Study Area:-

7' 6" x 7' 1" (2.28m x 2.16m)

Radiator, wooden flooring, coving to flat ceiling with spotlighting inset and walkway to dining area. Glazed door to:



Cloakroom:-

9' 4" x 2' 7" (2.84m x 0.79m)

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



Dining Area:-

11' 0" x 10' 4" (3.35m x 3.15m)

Continuation of wooden flooring, space for table and chairs, coving to flat ceiling with spotlighting inset and walkway to kitchen. Double opening glazed doors to:

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Lounge:-

12' 9" Into Bay x 12' 0" (3.88m x 3.65m) Maximum Measurements

UPVC double glazed bay window to elevation, feature fireplace with marble effect hearth, radiator, TV aerial point, wooden flooring and coving to flat ceiling with spotlighting inset.



Kitchen:-

14' 2" x 9' 4" (4.31m x 2.84m)

UPVC double glazed window and door overlooking and accessing the south facing rear garden, fitted range of matching soft close base, eye level and larder style units with under lighting to wall units, solid wood work surfaces, butler sink with mixer tap, part tiled walls, space for range style cooker with extractor canopy above, integrated washing machine and dishwasher, space for fridge/freezer, tiled flooring with under floor heating and coving to flat ceiling with spotlighting inset.



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First Floor Landing:-

Picture rail, curving to flat ceiling and access to boarded loft room.
Replacement doors to:

Bedroom One:-

12' 9" Into Bay x 11' Into Wardrobes (3.89m x 3.35m)
Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, fitted bedroom furniture, TV aerial point and coving to flat ceiling with spotlighting inset.



Bedroom Two:-

11' 0" x 10' 9" (3.35m x 3.27m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, picture rail and curving to flat ceiling with spotlighting inset.



Bedroom Three:-

6' 7" x 6' 6" (2.01m x 1.98m)

UPVC double glazed window front elevation, radiator, picture rail and curving to flat ceiling.

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Bathroom:-

6' 7" x 5' 0" (2.01m x 1.52m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: wooden panelled bath with mixer tap and hand shower attachment, additional mains rainwater shower with handheld shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, part wood panelling to walls, extractor and flat ceiling with spotlighting inset.



Loft Room:-

12' 5" x 10' 5" (3.78m x 3.18m)

Velux window to rear elevation, flat and part sloping ceiling, built-in cupboard, eaves storage, built-in cupboard and eaves storage.

Outside:-

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

Rear Garden:-

South facing, enclosed, AstroTurf lawn for ease of maintenance, patio area for entertaining purposes, water tap. outside lighting and wooden shed (to remain).



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