



£365,000

TENURE : FREEHOLD

Courageous Road, Lee-On-Solent.

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Driveway & Side Access

**High Energy Efficiency
Rating: B (83)**

Modern Throughout

Highly Desirable Location

Two Double Bedroom

**Close To Lee-On-Solent
Beach**

Soane Property Group
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Website: <https://soane.gnbproperty.com>

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Soane are proud to bring you this executive, stylish and modern two bedroom home nestled in Courageous Road, Lee-On-Solent. The property benefits with its own driveway, side access and a beautiful landscaped garden ideal for entertaining friends and family.

Hallway

A bright and modern hallway brings you into the property with access to the kitchen, lounge and downstairs WC. Wood laminate flooring and smooth white walls, access to the stairs.

Kitchen

A bespoke fitted Moores Kitchen with built in appliances including, fridge freezer, washer/dryer, dishwasher, oven and gas hob with extractor over. White solid speckled worktop with white tiled splashback surround. Soft grey wall and base units with plenty of storage options, under cabinet lighting, stainless steel sink and drainer, spot lighting, double glazed window with fitted blinds to the front aspect.

WC

A vibrant and contemporary downstairs cloakroom, where bold design meets functionality! WC, hand basin with a tiled splashback, extractor fan, laminate flooring.

Lounge/Diner

The lounge area features soft, plush carpets underfoot, creating a cozy atmosphere. The neutral colour palette, accented with hints of pale green, adds a touch of elegance and serenity. The room is flooded with natural light thanks to its dual aspect windows, which provide a bright and airy feel throughout. Double doors open out to the garden, seamlessly blending indoor and outdoor living spaces. There's ample room for a dining table, perfect for family meals or entertaining guests. The sitting area is generously proportioned, offering plenty of space for sofas and armchairs arranged around a modern media unit. A large storage cupboard discreetly blends into the décor, providing ample space to keep the room clutter-free. This lounge/diner perfectly balances style and practicality, making it an ideal hub for family life and social gatherings.

Garden

Step into the spacious, modern landscaped garden. Featuring a sleek patio area, ideal for alfresco dining and a morning coffee. Adjacent to the patio is fresh green lawn then onto a raised decking area offers a comfortable seating space, perfect for relaxing with friends or enjoying summer BBQ's. The garden is adorned with beautifully crafted raised flower beds, adding a pop of colour and greenery that enhances the overall aesthetic. Convenient side access to the driveway ensures easy movement in and out of the garden, making it practical for everyday use. The garden's layout is both family-friendly and ideal for entertaining.

Master Bedroom

Upstairs you'll find the master bedroom, where calming green decor creates a cozy and inviting atmosphere. The feature wall is panelled and painted in a soothing shade of green mirrored with fresh, crisp white walls. Large, mirrored wardrobes not only provide ample storage space but also enhance the room's sense of space and light, reflecting the natural light that pours in from the windows. These will be left for the right buyer. The windows are dressed with modern blinds which allow the sunlight to gently filter through, creating a warm and welcoming ambiance.

Bedroom Two

Step into the second double bedroom, a spacious and versatile room decorated in a sophisticated navy and white colour scheme. The walls feature a crisp white backdrop, accentuated by navy elements such as a feature wall and furnishings. This generously sized room easily accommodates a study space, perfect for working from home or studying.

Bathroom

A modern and sleek bathroom, a perfect blend of style and practicality. A bath with an elegant glass shower screen and a powerful overhead shower, offering the flexibility of a relaxing soak or a quick rinse. The bath area is surrounded by easy-to-clean tiles that extend up to the ceiling, ensuring both a polished look and effortless maintenance. You'll find a sleek WC and hand basin along with a stainless-steel towel radiator. Natural light streams through the window, which is strategically placed to brighten the space while ensuring privacy. The tiled flooring is both stylish and practical, complementing the overall modern design and ensuring durability.

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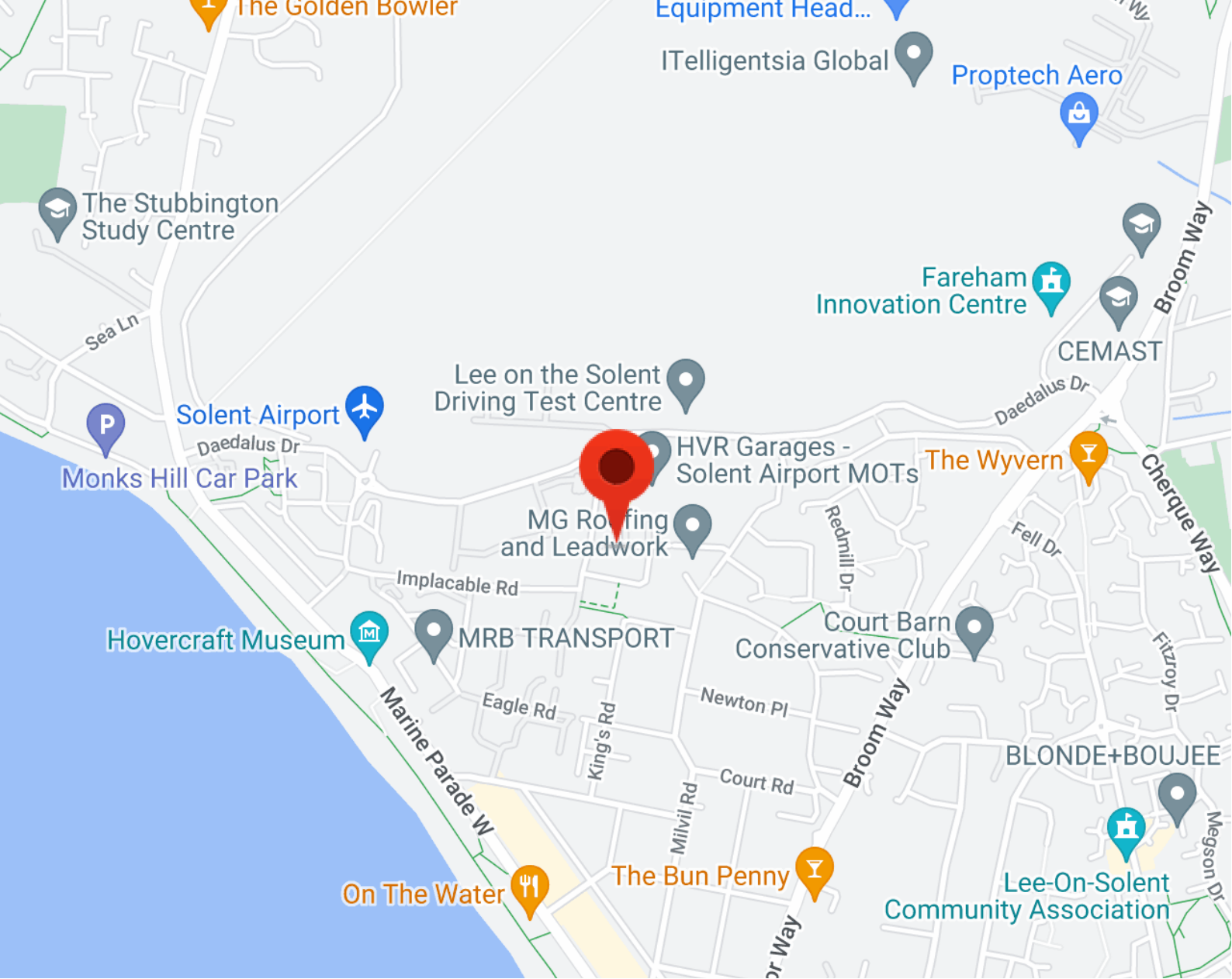
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 6, Courageous Road, PO13