



Chestnut House, 13 Orkney Road, Cosham, Hampshire, PO6 3UE

TOWN & COUNTRY
SOUTHERN



*An Impressive Detached Family Home
Five Bedrooms, Three Bathrooms/Shower
Rooms
Three Reception Rooms & Fitted Kitchen
Terraced Rear Garden, Driveway*

A modern detached residence which is situated in an elevated location and located less than half a mile from the local shops as well as transport links, bus routes, yet within easy access of local shops as well as transport links, bus routes, mainline railway station, motorway commutable access and recreation grounds. The property provides 1761 sq ft of living space arranged over

two primary floors and comprises: hallway, cloakroom, sitting room, family/dining room, kitchen, utility room and annexe suite with bedroom and shower room on the ground floor. On the first floor are four bedrooms, the master having an en-suite bathroom and separate family bathroom. The property has off road parking for numerous cars, split-level terrace

garden, side pedestrian access and is located in an exclusive development of approximately 140 similar style and size properties, this family home also offers gas fired central heating, double glazed and fitted floor coverings throughout. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: Lowered kerb leading to off road parking for four/five cars, to the right hand side of the property is a raised flower bed with shrubs, bushes and fence panelling, to the left is a range of shrubs with pathway and side pedestrian gate with external meter box, cold water tap, covered porch, double glazed main front door with frosted arched panel leading to:

HALLWAY: Staircase rising to first floor, ceiling coving, vinyl flooring, doors to primary rooms.

CLOAKROOM: Low level w.c with dual flush, wash hand basin with tiled splashback, radiator, vinyl flooring, double glazed frosted window to front aspect, ceiling coving.

SITTING ROOM: 14'6" x 11'10" Double glazed window to front aspect with blind and radiator under, wood laminate flooring, central chimney breast with wooden mantle over, log burner (not tested), second radiator, panelled door.



DINING ROOM: 17'1" x 8'9" Full height double glazed windows with blinds to front aspect overlooking driveway, double radiator, ceiling coving, wood laminate flooring, step leading up to:

KITCHEN: 13'1" x 9'4" overall depth of adjoining rooms 30'

Kitchen area: Comprehensive range of matching grey fronted wall and floor units with T bar handles, space for fridge/freezer, inset single drainer stainless steel sink unit with mixer tap and cupboard under, integrated dishwasher with matching door, inset four ring gas hob with oven under, extractor hood, fan and light over, ceramic tiled surrounds, herringbone vinyl flooring, ceiling coving and spotlights, door to utility room, large built-in understairs storage cupboard with automated lighting.

FAMILY ROOM: 15'0" x 8'10" Double glazed sliding patio door leading to rear garden with full height panel to one side, window overlooking garden, double radiator, panelled door, ceiling coving.

UTILITY ROOM: 9'5" x 5'5" Vinyl flooring, double glazed door leading to rear garden with cat flap, space for American style fridge/freezer, range of open shelving, wall mounted boiler supplying domestic hot water and central heating (not tested), work surface with cupboards under, washing machine point, radiator, ceiling coving.

BEDROOM ANNEXE: 17'1" x 8'8" maximum, decreasing to 5'0" at narrowest point. Full height double glazed windows to front aspect with blinds, ceiling coving, high level cupboard housing electric

consumer box, radiator, panelled door, sliding door leading to:

SHOWER ROOM: Low level w.c with dual flush, wall mounted wash hand basin with splashback and mixer tap, shower cubicle with rail and curtain, floor drain away, ceiling spotlights, extractor fan.

FIRST FLOOR: Landing with balustrade, access to loft space, central heating control switch, built-in airing cupboard housing hot water cylinder and shelf, doors to primary rooms.

BEDROOM 1: 15'2" maximum x 11'8" Double glazed window to front aspect with blinds, recessed area with raised shelving over stairwell, ceiling coving, panelled door, radiator, range of built-in wardrobes to one wall with hanging space and shelving, door to:

EN-SUITE BATHROOM: White suite comprising: panelled bath with hand grips, mixer tap and shower attachment with folding shower screen over, shelving to one end, raised shelf with concealed cistern w.c, vanity unit with shelving to either side, radiator, double glazed frosted window to front aspect, extractor fan, ceiling coving and spotlights, vinyl flooring.

BEDROOM 2: 12'10" x 9'9" Ceiling coving, built-in double doored wardrobe to one wall with hanging space and shelving, double glazed window to rear aspect overlooking garden, radiator, panelled door.

FAMILY BATHROOM: White suite comprising: panelled bath with hand grips, mixer tap and shower attachment, separate shower over with circular rail and curtain, skylight window, concealed cistern w.c, radiator, vanity unit with wash hand basin and cupboards under, tiled splashback, shaver point, extractor fan, ceiling spotlights, panelled door.

BEDROOM 4: 11'3" maximum x 11'5" decreasing to 9'5" at narrowest point into dormer window, measurements taken from approximately 4'0" off floor level with eaves to front ceiling restricting headroom, double glazed dormer window to front aspect with radiator under, built-in double doored wardrobe to one wall with hanging space and shelving, ceiling coving and spotlights.

BEDROOM 3: 12'4" x 9'7" Double glazed window to rear aspect overlooking garden, radiator, slight eaves to side ceiling restricting headroom, measurements taken from approximately 4' off floor level, built-in wardrobes to one wall with hanging space and shelving, ceiling coving.

OUTSIDE: To the rear is side pedestrian access and lower patio area wrapping round the property, cold water tap, ramp leading to raised terraced patio area with low retaining wall, wooden built summer house with glazed panelled, the garden is enclosed by fence panelling on both sides, central to the garden are further steps which lead up to a raised patio area with shrubs, evergreens borders, the garden is enclosed by fence panelling.

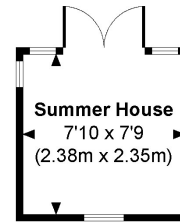
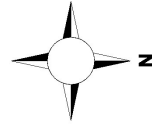
TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third exit at the roundabout into Northern Road, bear left at the traffic light junction into Southwick Hill Road then right into Orkney Road where Chestnut House can be found a short distance along on the left hand side.



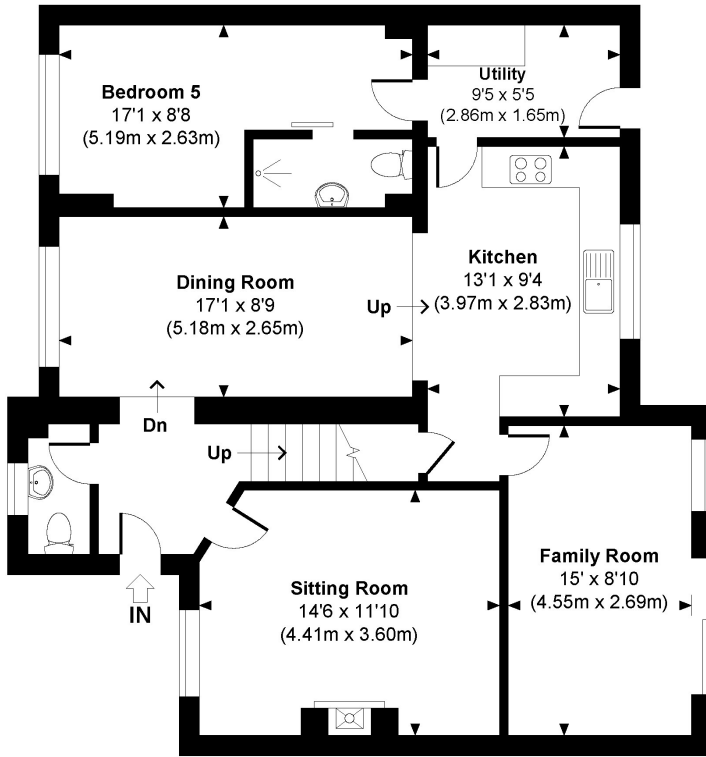
Chestnut House

Approximate Gross Internal Area
 Main House = 1701 Sq Ft / 158.04 Sq M
 Summer House = 60 Sq Ft / 5.59 Sq M
 Total = 1761 Sq Ft / 163.63 Sq M

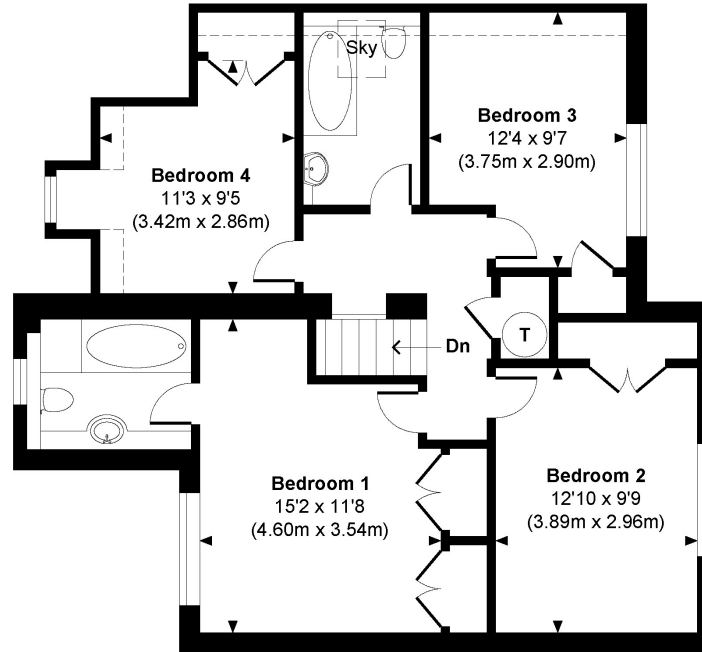
Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



SUMMER HOUSE



GROUND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	