

Recently completed within the last 2 years on this modern housing development, this stunningly presented and spacious three bedroom family home has a double length parking space and benefits from a modern fitted kitchen, separate utility room, modern fitted ensuite and family bathroom facilities.

- Recently Completed Family Home built within the last 2 Years
- Modern Ensuite Shower Facility
- Superb, recently fitted Kitchen/Dining Room
- Separate Utility Room
- Spacious Dual Aspect Lounge
- Modern Fitted Bathroom
- Downstairs Cloakroom
- Enclosed Rear Garden
- Double Length Allocated Parking Space
- Superb Location within Easy Reach of Whitley Business and Shopping Centres

**The Accommodation Comprises:-**

Front door with obscured glazed panel inset into:

**Entrance Hall:-**

Stairs to first floor, smoke detector, cloak hanging space, door to:

**Cloakroom:-**

Close coupled WC, wash hand basin, radiator, flat ceiling inset spot lighting, extractor fan.

**Lounge:- 17' 9" x 10' 4" (5.41m x 3.15m)**

Double glazed windows to front and side elevations, radiator, flat ceiling.

**Kitchen/Dining Room:- 18' x 10' 2" (5.48m x 3.10m) Maximum Measurements**

Flat ceiling inset spot lighting, French doors giving access to garden, radiator, range of base and eye level units with work surfaces, single bowl stainless steel sink unit, gas central heating boiler concealed within wall unit, oven, hob and extractor hood over, fridge and freezer, dishwasher, door into:

**Utility Room:- 5' 11" x 5' 6" (1.80m x 1.68m)**

Space and plumbing for washing machine, space for further electrical appliance, fuse box, door to under-stairs storage cupboard.

**First Floor Landing:-**

Access to loft, flat ceiling, radiator. cupboard with shelf, smoke detector.

**Bedroom 1:- 14' 2" x 13' 4" (4.31m x 4.06m) Maximum Measurements, Irregular Shape**

Double glazed windows to front and side elevations, flat ceiling, radiator, door to:

**Ensuite Shower Room:- 6' 1" x 5' 9" (1.85m x 1.75m) Maximum Measurements**

Obscured double glazed window to front elevation, flat ceiling inset spot lighting, close coupled W.C., wash hand basin inset vanity unit, heated towel rail, shower cubicle, mirror fronted vanity unit, shaver socket.

**Bedroom 2:- 10' 11" x 9' 8" (3.32m x 2.94m)**

Double glazed window to front elevation, flat ceiling, radiator, door to over-stairs storage cupboard.

**Bedroom 3:- 8' 11" x 7' 5" (2.72m x 2.26m)**

Double glazed window to side elevation, flat ceiling, radiator.

**Bathroom:- 6' 6" x 5' 10" (1.98m x 1.78m)**

Obscured double glazed window to side elevation, heated towel rail, close coupled W.C., pedestal wash hand basin, panelled bath with shower over, shower screen, flat ceiling inset spot lighting, extractor fan.

**Outside:-**

Rear garden is enclosed by brick wall and fence panels and laid to lawn with patio area, garden shed, water tap, wooden gate gives pedestrian access to the rear where a double length allocated parking space for two vehicles can be found.

**Nota Bene:-**

Council Tax Band: - Winchester Council. Tax Band D

Tenure: - Freehold

Property Type: -Semi-Detached House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

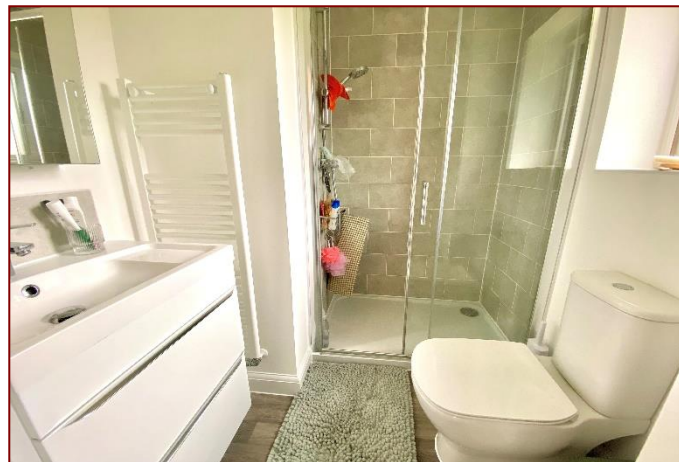
Broadband - Broadband connection: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

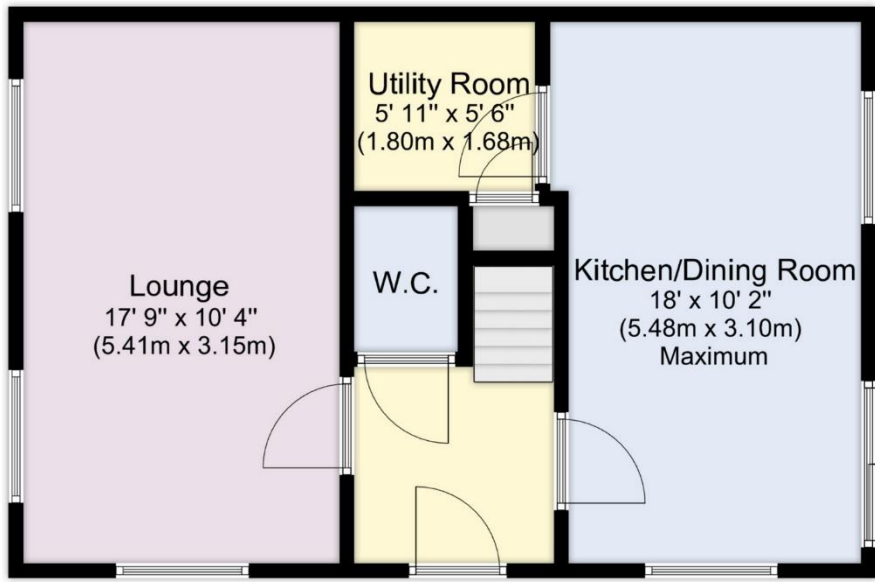
Mobile signal: Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Double Length Allocated Parking

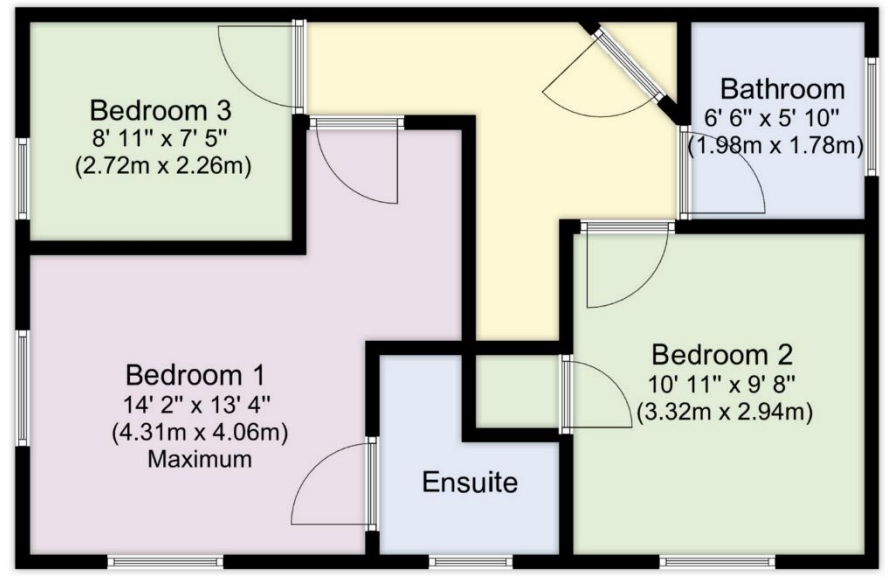
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information as provided by current vendor





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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