

A superb opportunity to purchase this extended three/four bedroom home situated in a cul de sac close to Swanwick marina & the river Hamble. The property provides versatile living accommodation and has been much improved by the current owners. There is ample off road parking and gardens to both the front and rear.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
Inset spotlight, double opening doors to:

Entrance Hall
Coved ceiling, stairs to first floor, radiator, utility cupboard with space and plumbing for washing machine and tumble dryer.

Lounge 14' 3" x 10' 5" (4.34m x 3.17m)
Coved ceiling, UPVC double glazed window to front elevation, radiator, open plan to:

Kitchen/Diner 15' 2" x 12' 4" (4.62m x 3.76m) maximum measurements
Coved ceiling, UPVC double glazed windows double opening doors and single door to sun lounge, fitted with a contemporary range of base cupboards and matching eye level units, worksurface over, tiled splash back, single stainless steel sink unit with mixer tap, integrated electric oven and induction hob, integrated dishwasher, fitted draw units and additional cupboards, further storage cupboard, breakfast bar.

Sun Room 11' 4" x 11' 0" (3.45m x 3.35m) maximum measurements
UPVC double glazed windows and double opening doors to garden.

Second Living Room 13' 4" max x 7' 1" (4.06m x 2.16m)
Vaulted ceiling with beams, UPVC double glazed windows to front and side elevations, door to front of property, two radiators, fitted with a range of base and eye level units, recess and plumbing for washing machine, inset sink unit, integrated electric oven and hob, space for fridge/freezer, connecting doors to entrance hallway.

Ground Floor Bedroom Four/Study 6' 8" x 6' 7" (2.03m x 2.01m)
UPVC double glazed window to side elevation, door to:

Ground Floor Shower Room 6' 8" x 5' 0" (2.03m x 1.52m)
UPVC double glazed window to rear elevation, close coupled W.C, wash hand basin set in vanity unit, shower cubicle, heated towel rail.

Landing
UPVC double glazed window to side elevation.

Bedroom One 11' 11" x 10' 4" (3.63m x 3.15m)
Coved ceiling, UPVC double glazed window to rear elevation, radiator.

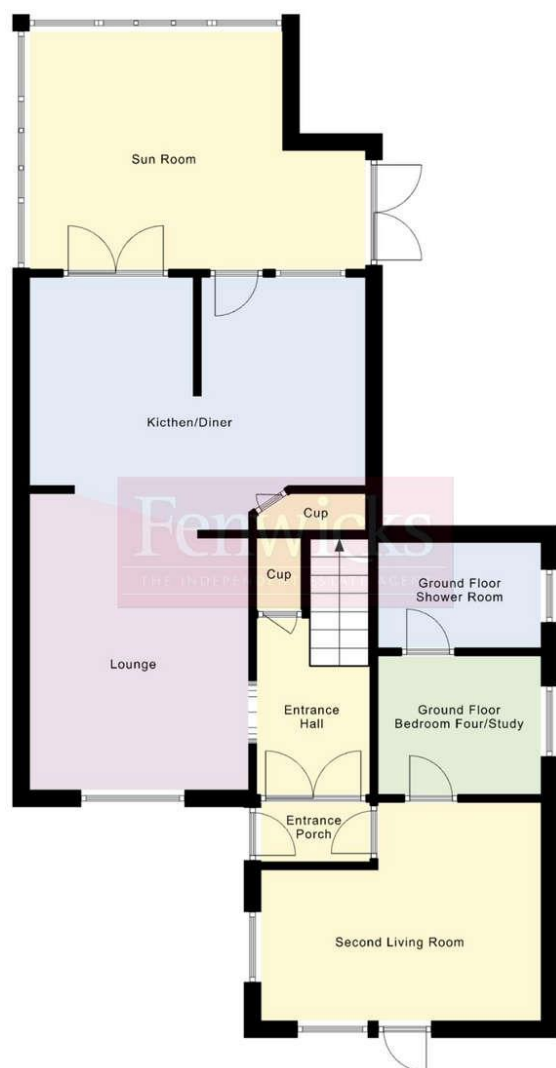
Bedroom Two 12' 5" x 8' 0" (3.78m x 2.44m) plus recess
Coved ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Three 9' 5" x 7' 11" (2.87m x 2.41m)
Coved ceiling, UPVC double glazed window to front elevation, storage cupboard.

Bathroom 6' 3" x 5' 6" (1.90m x 1.68m)
UPVC double glazed obscured window to the rear elevation, close coupled WC, panelled bath, wash hand basin, ladder style radiator.

Outside
The rear garden is enclosed by wood panelled fencing, primarily laid to lawn. To the front of the property there is ample off-road parking and further garden enclosed by hedging.





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

Tenure: Freehold

Council Tax Band: C

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