



Holywell Drive
Port Solent, PO6 4TB

Five Bedroom Townhouse with Parking

Offers In Excess Of
£450,000

Property Features

- Five Bedrooms
- Marina Location
- Modern Fitted Kitchen
- Modern Bathroom and En-suite
- South Facing Balcony with Marina Views
- Double Glazing Throughout
- Secure Carport
- Driveway Parking
- Ground Floor Cloaks/Utility Room
- Modern Patio Garden



Full Description

OVERVIEW

This property has fully integrated kitchen, family bathroom, main bedroom en-suite, and the installation of air conditioning to the living room, main bedroom, and forward loft room. The property also benefits from a fluval air circulation system. This is a great family property, rarely on offer in Port Solent, so viewing is a must.

DRIVEWAY AND CARPORT

As you approach the property you will be met with a private driveway that has mature borders on one side. There are lockable carport gates allowing for secure storage. In the carport are air conditioning units, wall mounted lights, water and power sockets. There is a separate storage cupboard that also houses the electric meters. Door to the Hallway.

HALLWAY

With oak effect laminate flooring and neutral decor. Ceiling lighting and smoke detector. Doors to the cloakroom and kitchen and stairs to the first floor landing.

CLOAKROOM

7' 5" x 3' 4" (2.28m x 1.02m) There is a low level WC, wall mounted hand wash basin, wall storage cupboard, tiled floors and half tiled walls and a space with plumbing for a washing machine, under the stairs. There is under floor heating, ceiling lighting, extractor fan, and a light/shaver combination.



KITCHEN/ DINING ROOM

14' 11" x 12' 0" (4.55m x 3.67m) Comprehensive range of wall and base units, in "Shaker Style" and of light cream with brushed steel handles and contrasting black laminate work top. There is a good itinerary of appliances as follows:

Neff Stainless Steel Oven and Microwave
New Beko Oven
Ceramic Hob
Tecnik Stainless Steel Extractor Hood
New Beko Dishwasher
Stainless Steel 1 1/2 bowl sink

Double glazed, sliding patio doors to rear garden. Two triple spotlight fittings to ceiling and ceiling heating panels.



GARDEN

32' 8" x 13' 2" (9.96m x 4.02m) Secure, private, enclosed rear garden, with feather edge fencing on 2 sides of the garden. The garden is fully laid with porcelain patio slabs with slate border. A low maintenance garden which is perfect for entertaining. Outside light and water tap.

STAIRS TO THE FIRST FLOOR LANDING

Light décor to walls and ceiling and laid neutral carpet. There are useful full height storage cupboards located on the landing. There is a smoke detector, ceiling lighting and heating. Doors to Living Room, and Bedroom 2



BEDROOM 2

12' 0" x 11' 7" (3.68m x 3.54m) Bedroom 2 is a good sized double with built in 2 door sliding mirror wardrobe. Decorated in neutral colour scheme with neutral carpet, there are two double glazed windows overlooking the rear garden. Central light fitting and ceiling heating.



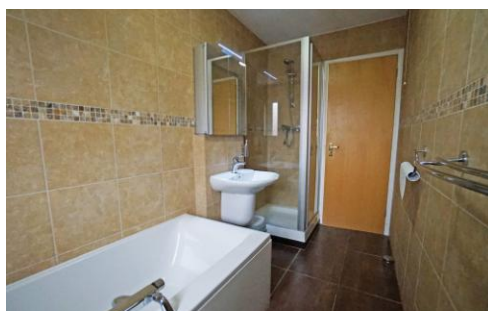
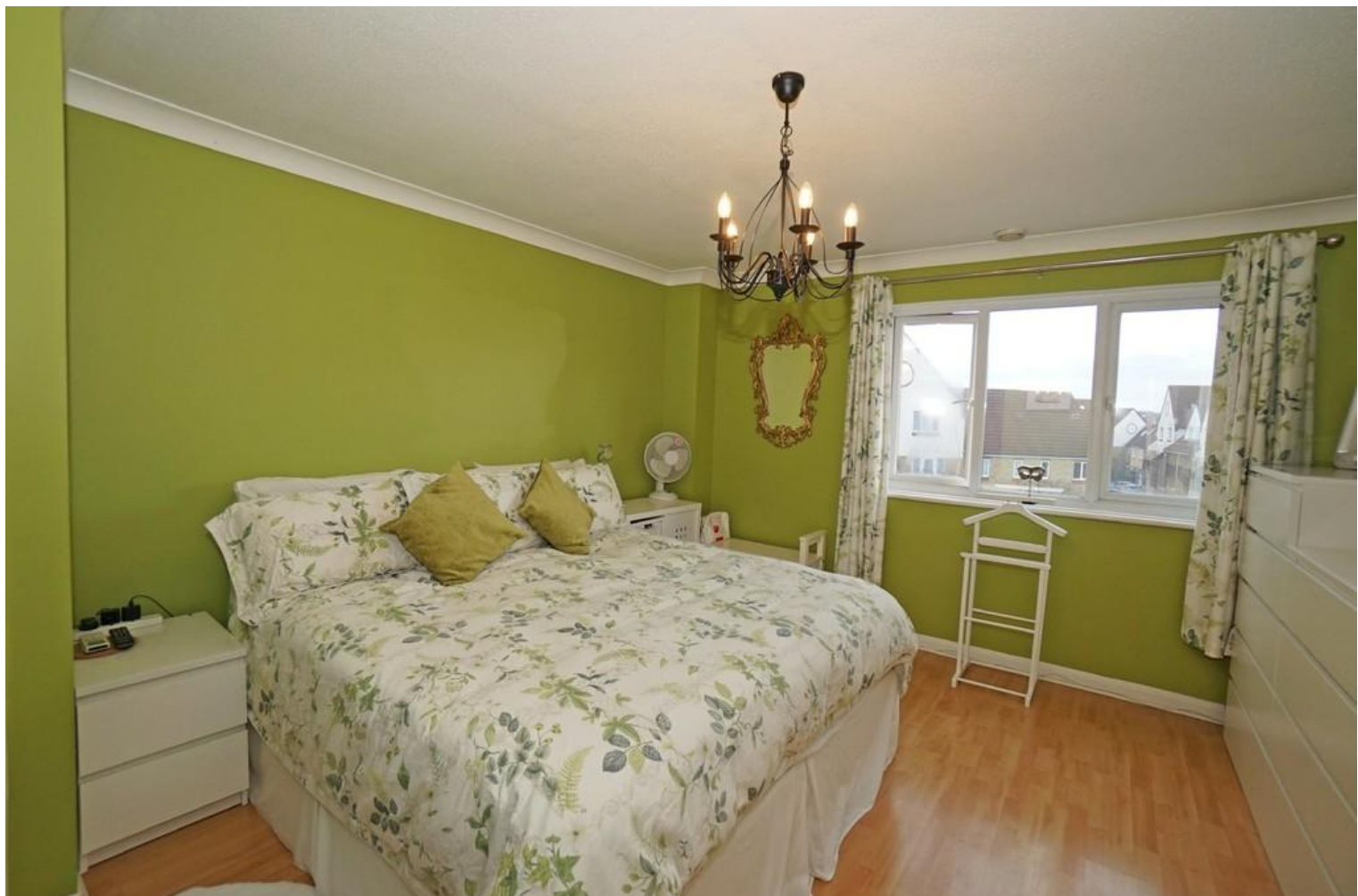
LIVING ROOM

19' 0" x 12' 0" (5.81m x 3.68m) Beautifully light, spacious living room with recently fitted double glazed patio doors leading to the South facing balcony. There is air conditioning (DC Converter) which provides both warm and cold air, ceiling heating and lighting and the floor is laid to carpet. TV point.

BALCONY

11' 10" x 5' 0" (3.62m x 1.53m) Extended balcony, constructed of timber with smoked glass panels. The balcony is South facing, overlooks the front of the house and has views of the marina, towards Bryher Island. There is an outside light.





STAIRS TO SECOND FLOOR

Light décor and carpet, with two cupboards on the landing, one of which houses the hot water tank and the other serves as a airing cupboard. There is ceiling lighting and heating with a smoke detector.

BEDROOM 3

11' 7" x 6' 10" (3.55m x 2.09m) Overlooking the rear of the garden this is a good sized single bedroom with carpet, and white décor. Recently fitted new double glazed window, ceiling heating and light fitting.



FAMILY BATHROOM

11' 6" x 5' 0" (3.52m x 1.53m) Refurbished in recent years this family bathroom has a fully tiled walls and floor and a modern white suite which comprises of a bath, wall mounted WC, wall mounted hand wash basin and separate shower cubicle. There is newly fitted opaque double glazed window to the bathroom giving natural daylight and fresh air. There is underfloor heating and ceiling lighting.



MAIN BEDROOM

14' 9" x 12' 2" (4.50m x 3.71m) Looking out over the front of the property through the double glazed window is the main bedroom. It has oak laminate flooring, light décor and ceiling lighting/heating. There is air comfort provided by the fitted air conditioning (DC Inverter) which provides both cool or warm air, whatever is needed. There is a built in double wardrobe with sliding mirror doors. There is a door to the en-suite.



MAIN BEDROOM ENSUITE

6' 6" x 3' 10" (1.99m x 1.18m) Fully tiled to both walls and floor, this modern en-suite is a great addition to any home. There is a shower cubicle, low level WC, and a wall mounted hand wash basin. Underfloor heating and ceiling lighting.

STAIRS TO THIRD FLOOR LANDING

The stairs take you up to the dormer landing where there are opaque windows to the side elevation surrounded by fitted book shelves with a useful storage cupboard opposite. There is carpet underfoot and light décor. Doors to bedrooms 4 and 5, that are in the roof space. Smoke Detector.



BEDROOM 4

18' 9" x 8' 7" (5.73m x 2.63*m) *Dimension into eaves space.

Bedroom 4 is a light eaves bedroom located in the eaves at the front of the property. With three Velux windows (and blinds) to the roof and one window to the front of the property. There is neutral carpet with light décor. There is useful eaves storage space and a air conditioning (DC Inverter) for both cool and warm temperature requirements. Smoke Detector and loft hatch.

BEDROOM 5

11' 5" x 8' 6" (3.48m x 2.61*m) *Dimension into eaves space.

Bedroom 5 is a light eaves bedroom located in the eaves at the rear of the property. With two Velux windows (and blinds) to the roof and one window to the rear of the property. There is a neutral carpet with light décor. There is useful eaves storage space and an electric wall mounted heater.

GENERAL

- Price (£) - Offers in excess of £450,000
- Tenure – Freehold
- Annual Estate Management Charge (£) 1064.86 reviewed February, yearly)
- Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor And Ceiling Heating
- Broadband - Fibre available
- Parking- On Driveway
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility- Step Up To Front Door And Accommodation On 3 Levels



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		