

Situated in a popular location within Alverstoke is this delightful and well presented four-bedroom family home positioned close to Stokes Bay seafront and golf course. The property benefits from an upgraded kitchen, enclosed garden and off-road parking.

**The Accommodation Comprises:-**  
Composite glazed front door to:-

**Entrance Porch:-**

UPVC double glazed window to front elevation and UPVC double glazed door to:-

**Entrance Hall:-**

Coved ceiling, stairs to first-floor, Karndean flooring, under stairs storage cupboard, radiator.

**Cloakroom:-**

UPVC double glazed obscured window to front elevation, close coupled WC, wall mounted wash hand basin.

**Lounge:- 19' 5" x 11' 11" (5.91m x 3.63m)**

Coved ceiling, double aspect with UPVC double glazed windows to front elevation and UPVC double glazed double opening doors to rear elevation, continuation of matching Karndean flooring, radiator, fireplace with electric fire inset.

**Kitchen:- 15' 6" x 9' 7" (4.72m x 2.92m)**

Coved ceiling, UPVC double glazed window and door to rear garden, re-fitted with a range of base cupboards and drawer units, matching eye level units, worksurface over, single drainer sink unit with mixer tap, integrated electric oven and hob, integrated fridge and freezer, recess and plumbing for dishwasher, breakfast bar, book shelving, arch to:-

**Dining Area:- 9' 2" x 6' 7" (2.79m x 2.01m)**

UPVC double glazed window to front elevation, radiator, utility cupboard with plumbing for washing machine and space for additional fridge/freezer.

**First Floor Landing:-**

Karndean flooring, access to loft space with pull down ladder.

**Bedroom One:- 12' 5" x 9' 2" (3.78m x 2.79m)**

UPVC double glazed window to front elevation, radiator, built-in wardrobe with sliding door.

**Bedroom Two:- 11' 11" x 9' 1" plus recess (3.63m x 2.77m)**

UPVC double glazed window to front elevation, radiator, built-in wardrobe.

**Bedroom Three:- 9' 11" maximum measurement x 9' 10" (3.02m x 2.99m)**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Four:- 10' 3" plus recess x 7' 11" (3.12m x 2.41m)**

UPVC double glazed window to rear elevation, radiator, built-in storage cupboard housing combination boiler.

**Family Bath/Shower Room:- 10' 4" x 4' 8" (3.15m x 1.42m)**

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap, double shower cubicle with main shower, inset spotlighting and extractor, ladder style radiator.

**Outside:-**

The rear garden is enclosed by panelled fencing, mainly laid to lawn with shrubs to borders, patio area, rear pedestrian access, outside lighting and water tap. To the front of the property there is a gravelled driveway providing off-road parking, enclosed by wall and hedging.





Tenure: Freehold

Council Tax Band: C

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

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Offers over £399,995

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\*Draft Details\*

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