

Situated in a sought after road within Alverstoke is this substantial detached house occupying a generous size plot. The property benefits from accommodation over three floors, indoor pool and generous sociable kitchen/diner.

Entrance Porch:-

UPVC double glazed window to front elevation, composite front door to;

Entrance Hallway:-

Stairs to first floor, door to;

Cloakroom:-

Close coupled WC and wash hand basin.

Dining Room:- 18' 4" x 11' 4" (5.58m x 3.45m) maximum measurements

Arch and double opening glazed doors to kitchen, door to utility, storage cupboard.

Lounge:- 17' 11" x 12' 4" (5.46m x 3.76m)

UPVC double glazed window to front elevation, fireplace, laminate flooring, double opening doors to kitchen/diner.

Kitchen/Breakfast/Family Room:- 35' 4" x 19' 6" (10.76m x 5.94m)

Tiled flooring, windows to rear and side elevations, inset spotlighting, fitted with a range of base and eye level units, roll top worksurface incorporating breakfast bar, island unit, sink unit with mixer tap, range-style cooker with extractor fan over, space for American-style fridge freezer, integrated dishwasher, lift to main bedroom, door to;

Cloakroom:-

Close coupled WC.

Utility Room:- 11' 0" x 6' 8" (3.35m x 2.03m)

Window to rear elevation and door to;

Study:- 16' 4" x 7' 2" (4.97m x 2.18m)

Window to front elevation, courtesy door to garage, door to;

Cloakroom:-

Close coupled WC.

Conservatory:- 17' 5" x 11' 2" (5.30m x 3.40m)

Windows and double opening doors to rear garden and pool room.

Pool Room:- 35' 8" x 17' 9" (10.86m x 5.41m)

Windows and double opening doors to rear garden, polycarbonate roof, 7m swimming pool.

First Floor Landing:-

Stairs to second floor, window to front elevation.

Bedroom One:- 19' 9" x 17' 0" (6.02m x 5.18m) maximum measurements

Lift from kitchen, inset spotlighting, window to rear elevation, walk in wardrobe, door to;

En Suite:- 9' 8" x 3' 8" (2.94m x 1.12m)

Double shower cubicle, wash hand basin set in vanity drawer unit, close coupled WC, obscured window to rear elevation.

Bedroom Two:- 17' 6" x 14' 2" (5.33m x 4.31m) maximum measurements

Window to rear elevation, door to;

En Suite:- 8' 5" x 2' 5" (2.56m x 0.74m)

Shower cubicle, close coupled WC, wash hand basin.

Bedroom Four:- 17' 10" x 12' 5" (5.43m x 3.78m)

Window to front elevation, built in wardrobes.

Bedroom Five:-

Originally two separate bedrooms, windows to front and side elevations, clothes hanging rails.

Bathroom:- 8' 5" x 8' 0" (2.56m x 2.44m)

Obscured window to rear elevation, close coupled WC, roll top bath, pedestal wash hand basin, double shower cubicle.

Second Floor Landing:-

Velux window.

Bedroom Three:- 16' 7" x 12' 9" (5.05m x 3.88m)

Two Velux windows, window to rear elevation.

Dressing Room:- 10' 0" x 7' 0" (3.05m x 2.13m)

Velux window, clothes hanging rail, inset spotlighting, door to;

Shower Room:- 8' 9" x 5' 4" (2.66m x 1.62m)

Close coupled WC, wash hand basin, shower cubicle.

Outside:-

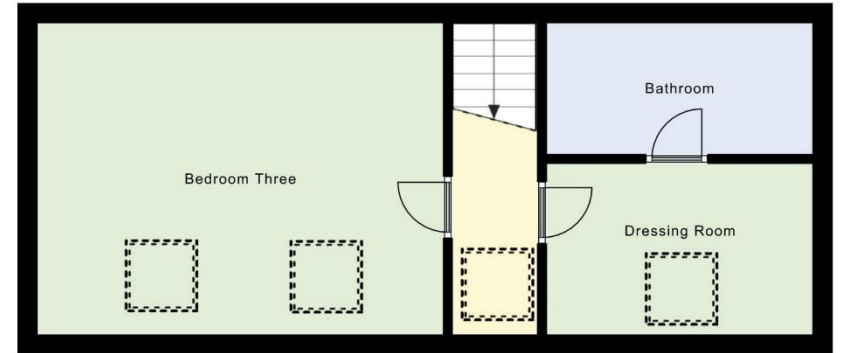
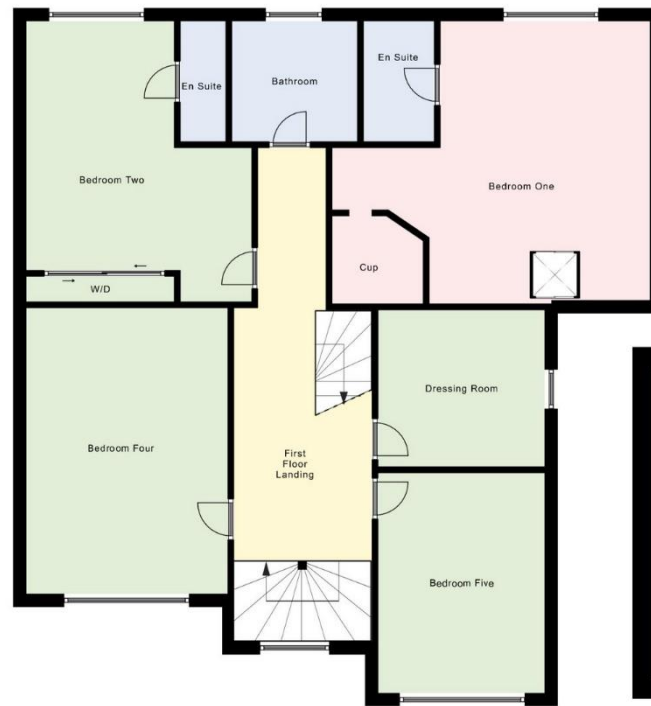
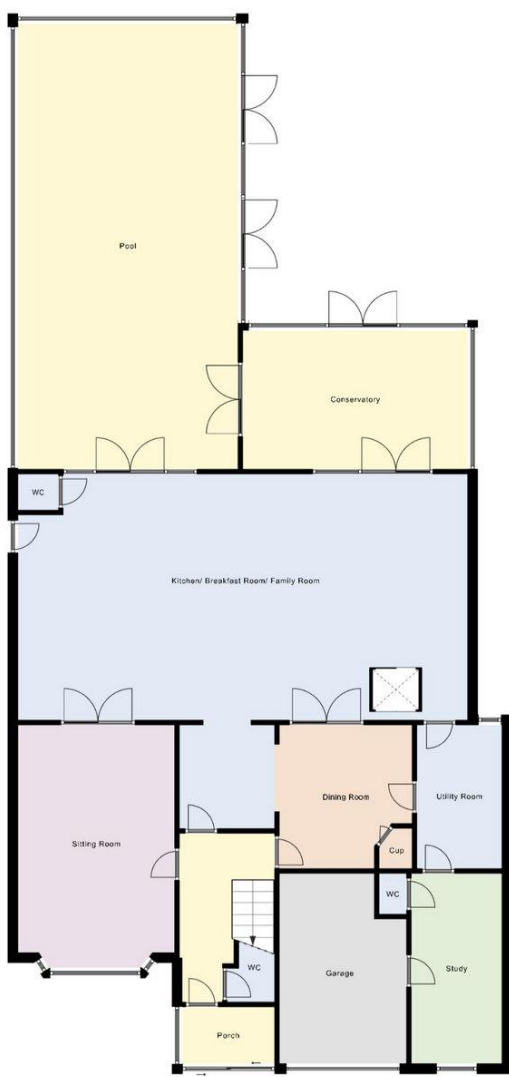
The rear garden is a delightful feature of the home which is laid to artificial grass with mature trees to borders. The rear garden also benefits from side access and a summer house which is currently used as a home gym. To front of the property there is block paved driveway providing off-road parking, with access to garage via up and over door and electric car changing port.



Tenure: Freehold

Council Tax Band: F

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



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£850,000

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