

In a popular location, this well presented and deceptively spacious three bedroom detached family home benefits from a large kitchen, separate dining room, beautiful conservatory, lounge, sitting room, family bathroom, an enclosed rear garden, garage & drive.

**The Accommodation Comprises:-**  
Obscured UPVC double glazed door into:

**Entrance Hall:-**  
Carpet and laminate flooring, UPVC double glazed window to front and side elevation, storage cupboard housing utility meters, stairs to first floor landing, door into:

**Downstairs W.C:-** 2' 11" x 4' 4" (0.89m x 1.32m)  
Obscured UPVC double glazed window to side elevation, wash hand basin, laminate flooring.

**Sitting Room:-** 11' 5" x 9' 6" (3.48m x 2.89m)  
Feature stone fireplace, radiator, archway into:

**Lounge:-** 11' 5" x 22' 3" (3.48m x 6.78m)  
UPVC double glazed windows and French doors to rear elevation, feature stone wall with fireplace, radiator, archway to:

**Kitchen:-** 15' 1" x 11' 5" (4.59m x 3.48m)  
Storage cupboard under the stairs, radiator, UPVC double glazed window to front elevation, stainless steel sink unit with mixer tap, integrated dishwasher, space for range-style oven with extractor hood above, integrated freezer, integrated fridge, a range of base cupboards with matching eye level units, space for table and chairs, laminate flooring, sliding doors into lounge.

**Dining Room:-** 7' 6" x 10' 5" (2.28m x 3.17m)  
Laminate flooring, radiator, door into:

**Utility Room:-** 6' 7" x 9' 6" (2.01m x 2.89m)  
Space for American style fridge freezer, range of base cupboards with matching eye levels units, round stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, laminate flooring, radiator, archway to:

**Conservatory:-** 9' 10" x 10' 5" (2.99m x 3.17m)  
Obscured UPVC double glazed windows to side elevation, UPVC doubled glazed windows and French doors to rear elevation, laminate flooring.

**First Floor Landing:-**  
Two UPVC double glazed windows to rear elevation, large walk-in storage cupboard with shelving and light.

**Bedroom One:-** 15' 1" x 9' 10" (4.59m x 2.99m)  
UPVC double glazed window to rear elevation, radiator, cupboard housing boiler and shelving, access to loft hatch.

**Bedroom Two:-** 9' 10" x 9' 10" (2.99m x 2.99m)  
UPVC double glazed window to front elevation, radiator.

**Bedroom Three:-** 9' 7" x 9' 10" (2.92m x 2.99m)  
UPVC double glazed window to rear elevation, radiator.

**Bathroom:-** 10' 11" x 8' 4" (3.32m x 2.54m)  
Obscured UPVC double glazed window to front elevation, double shower cubicle with waterfall shower and additional shower attachment, recess with shelving and inset spotlight, wash hand basin set in vanity unit with storage cupboards, low level W.C., bath with mixer tap and shower attachment, laminate flooring, ladder-style radiator, flat ceiling with inset spotlights.

**Outside**  
To the front of the property: low maintenance block paved driveway providing ample off road parking, garage with up and over door and power.

The rear garden is a delightful feature of the property, mainly laid to patio, with raised seating area, shrubs and trees to borders, enclosed by panel fencing and side pedestrian access.

**General Information:-**

Construction: Traditional  
  
Water Supply: Portsmouth Water  
  
Electric Supply: TBC  
  
Sewerage: Mains sewerage

Mobile & Broadband coverage: Please check via:  
<https://checker.ofcom.org.uk/>

Flood risk: Please check via:  
<https://www.gov.uk/check-long-term-flood-risk>

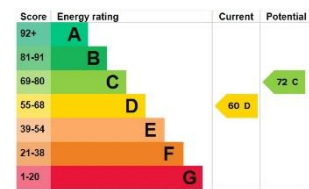


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Tenure: Freehold  
Council Tax Band: D



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\*DRAFT DETAILS\*

£430,000  
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