

A deceptively spacious **FOUR BEDROOM BUNGALOW** benefitting from an ample amount of off-road parking, family bathroom and further wet room, delightful enclosed rear garden with garden room and presented well throughout.

The Accommodation Comprises:
Obscured UPVC double glazed door to:

Entrance Hall
Wooden flooring, radiator, storage cupboard, door to:

Bedroom One 13' 5" x 12' 9" (4.09m x 3.88m)
UPVC double glazed bay window to front elevation, radiator, laminate flooring.

Bedroom Three 10' 0" x 8' 11" (3.05m x 2.72m)
UPVC double glazed window to side elevation, radiator.

Family Bathroom 8' 5" x 4' 11" (2.56m x 1.50m)
Obscured UPVC double glazed window to side elevation, wooden flooring, bath with shower attachment, wash hand basin, chrome style ladder radiator, low level close coupled WC, access to loft, vanity unit to wall, tiling to walls.

Bedroom Four (currently being used as the Lounge/Sitting Area) 16' 6" x 10' 4" (5.03m x 3.15m)
UPVC double glazed bay window to front elevation, radiator, laminate flooring, door into open plan family room and kitchen.

Kitchen/Family Room 11' 11" x 22' 7" (3.63m x 6.88m)
Family Room area: UPVC double glazed window to side elevation, wooden flooring, media wall with built-in electric fireplace with shelf, alcove into:

Kitchen
Wooden flooring, space and plumbing for fridge/freezer, space for range style oven, space and plumbing for washing machine and dishwasher, one and a half sink with mixer tap and drainer, two windows to side elevation, cupboard housing combi Glow worm boiler.

Lean To 11' 7" x 11' 9" (3.53m x 3.58m)
With window to side elevation and door to rear elevation, laminate flooring, French doors to side elevation, door to:

Bedroom Two 7' 11" x 11' 10" (2.41m x 3.60m)
UPVC double glazed window to rear elevation, tiled flooring, radiator.

Wet Room 8' 1" x 7' 5" (2.46m x 2.26m)
Obscured window to side elevation, low level close coupled WC, wash hand basin, ladder style radiator, tiling to floors and wall.

Outside
Delightful feature of the property, the rear garden is mainly laid to lawn with patio and path, Pergola, seating area, fences surround, bar area and further seating area, with garden room/summer house that has light and power. To the front of the property there is ample amount of parking, gates to front, enclosed by mature shrubs and trees to borders, with shingle laid.

General Information
Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - TBC

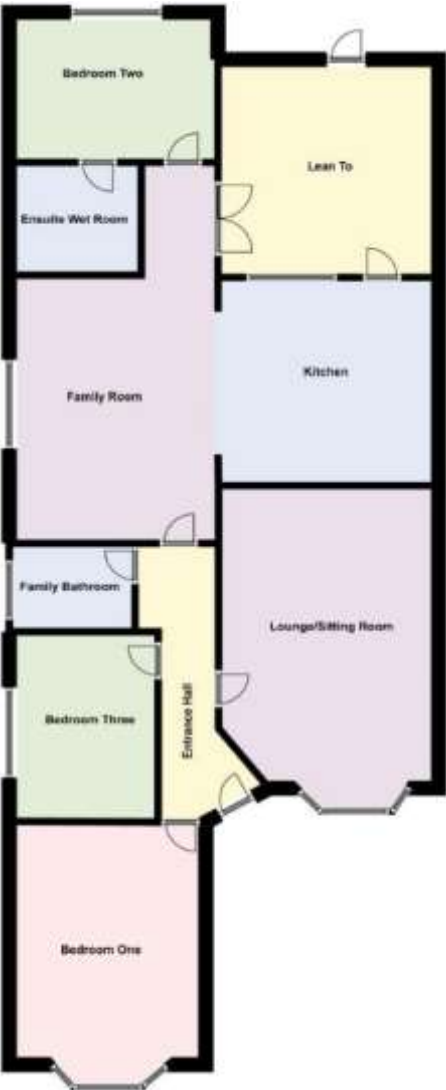
Sewerage - Mains sewerage

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>



Fenwicks
THE INDEPENDENT ESTATE AGENT



Tenure: Freehold
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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