

A truly charming and beautifully presented character home located in the heart of Alverstoke village. The property which is located at Paget Road provides easy access to local amenities, local schools and the seafront. The accommodation is arranged over three floors and provides four well proportioned bedrooms. An attractive courtyard style garden and garage complements the home.

The Accommodation Comprises

Solid wood front door to entrance hall with arched framed window above.

Entrance Hall

Inset spotlighting, stairs to first floor, laminate flooring, radiator, under stairs storage cupboard.

Lounge 15' 0" narrowing to 12' 1" x 11' 6" plus bay (4.57m x 3.50m)

Double aspect with bay window to front elevation and further window to side elevation, two radiators, bespoke units to alcove with shelving and storage cabinets below, laminate flooring.

Dining Room 11' 11" x 10' 6" narrowing to 8' 7" (3.63m x 3.20m)

Window to side elevation, open fireplace with attractive surround, laminate flooring, bespoke units to alcove, radiator.

Kitchen 11' 10" x 8' 6" narrowing to 6' 4" (3.60m x 2.59m)

Inset spotlighting, window to side elevation, tiled flooring, fitted with a range of base cupboards and matching eye level units, roll top worksurface, sink unit with mixer tap and single drainer, range style oven and hob with extractor over to remain, recess and plumbing for dishwasher.

Utility Room 6' 2" x 5' 9" (1.88m x 1.75m)

Combination boiler, window and door to rear garden, recess and plumbing for washing machine, space fridge/freezer, tiled flooring, shelving.

First Floor Landing

Inset spotlighting, stairs leading to second floor.

Inner Hall

Window to side elevation with views of St. Mary's Church, radiator, door to:

Bedroom One 14' 4" narrowing to 12' 1" x 11' 9" (4.37m x 3.58m)

Window to front elevation, radiator.

Bathroom 11' 9" x 7' 3" narrowing to 5' 8" (3.58m x 2.21m)

Re-fitted with a corner shower cubicle with main shower, additional rainfall shower head. close coupled WC, bath with mixer tap and separate shower attachment, two ladder style radiators, inset storage cupboards, wash hand basin, extractor fan.

Bedroom Four 11' 9" x 8' 10" narrowing to 5' 7" (3.58m x 2.69m)

Windows to side and rear elevations, radiator, access to loft space.

Second Floor Landing

Access to loft space, attractive arched window to side elevation overlooking Alverstoke Village & St Marys Church.

Bedroom Two 14' 4" narrowing to 12' 2" x 11' 7" (4.37m x 3.53m)

Window to front elevation, radiator.

Bedroom Three 11' 10" x 10' 11" narrowing to 8' 6" (3.60m x 3.32m)

Window to side elevation, radiator.

Outside

The property benefits from a courtyard style garden which is divided into two areas, laid to paving, vehicular access for off road parking, outside W.C, side pedestrian gate and access to garage.

Garage & Workshop

Power and light connected, vehicular access from Coward Road. There is also a separate workshop next to the garage.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

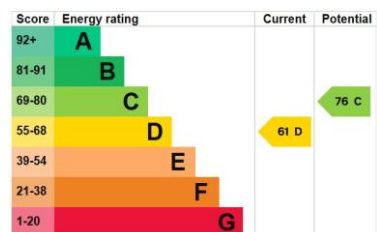
Electric Supply - TBC

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>





Tenure: Freehold

Council Tax Band: D



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DRAFT DETAILS

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