

Immaculately presented family home positioned on a generous size plot in a pleasant cul de sac, comprising a spacious sun room overlooking a beautiful landscaped garden, three well-proportioned bedrooms with fitted wardrobes, modern fitted kitchen and utility room, off road parking for several vehicles.

The Accommodation Comprises:

UPVC double glazed front door with glazed side panels into:

Porch:

Obscured UPVC double glazed door into:

Entrance Hall:

Radiator, under stairs storage cupboards, stairs to first floor, door into:

Lounge: 10' 6" x 13' 6" (3.20m x 4.11m)

UPVC double glazed window to front elevation, fireplace with brick surround, radiator.

Kitchen: 8' 7" x 9' 6" (2.61m x 2.89m)

UPVC double glazed window to side elevation, with a range of base cupboards and matching eye level units, space for dishwasher, integrated oven and grill with electric hob, stainless steel sink unit, tiled flooring, archway into:

Dining Room: 12' 0" x 10' 7" (3.65m x 3.22m)

Radiator, lino flooring, bifold doors into Sun Room:

Sun Room: 14' 7" x 13' 5" (4.44m x 4.09m)

A beautiful addition to the property with windows to side and rear elevations, doors to side elevation, glass roof with thermotec roof panels, radiator.

Utility Room: 8' 10" x 6' 3" (2.69m x 1.90m) to widest part

Double glazed door to side elevation, Worcester boiler to wall (last serviced in January 2025), space for fridge/freezer, space for washing machine, tiled flooring, door into:

Downstairs Cloakroom: 2' 11" x 3' 5" (0.89m x 1.04m)

Obscured UPVC double glazed window to side elevation, low level W.C., sink with mixer tap, tiled flooring, radiator.

First Floor Landing:

Access to loft via hatch, storage cupboard with shelves, door to:

Bathroom: 4' 6" x 7' 9" (1.37m x 2.36m)

Obscured window to rear elevation, bath with shower above, wash hand basin set in vanity unit, low level W.C., ladder style chrome radiator to wall.

Bedroom One: 12' 1" x 10' 9" (3.68m x 3.27m) max

UPVC double glazed window to rear elevation, fitted wardrobes with sliding doors, radiator.

Bedroom Two: 10' 7" x 10' 6" (3.22m x 3.20m) to wardrobes

UPVC double glazed window to front elevation, fitted wardrobes with mirror fronted sliding doors, radiator.

Bedroom Three: 7' 3" x 7' 8" (2.21m x 2.34m)

UPVC double glazed window to front elevation, fitted wardrobes with sliding doors, radiator.

Outside:

To the front of the property there is a block paved driveway providing off road parking for several vehicles, pedestrian side gate which leads to garden. The rear garden is a delightful feature of the property, mainly laid to patio and path with raised seating areas, enclosed by panelled fences, mature shrubs and trees to borders, garden shed and greenhouse, hot tub with pergola surround (both to remain), rear pedestrian gate which leads to service road and garage. The garage can be accessed via the garden with a courtesy door, and has electric door, light and power.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - TBC

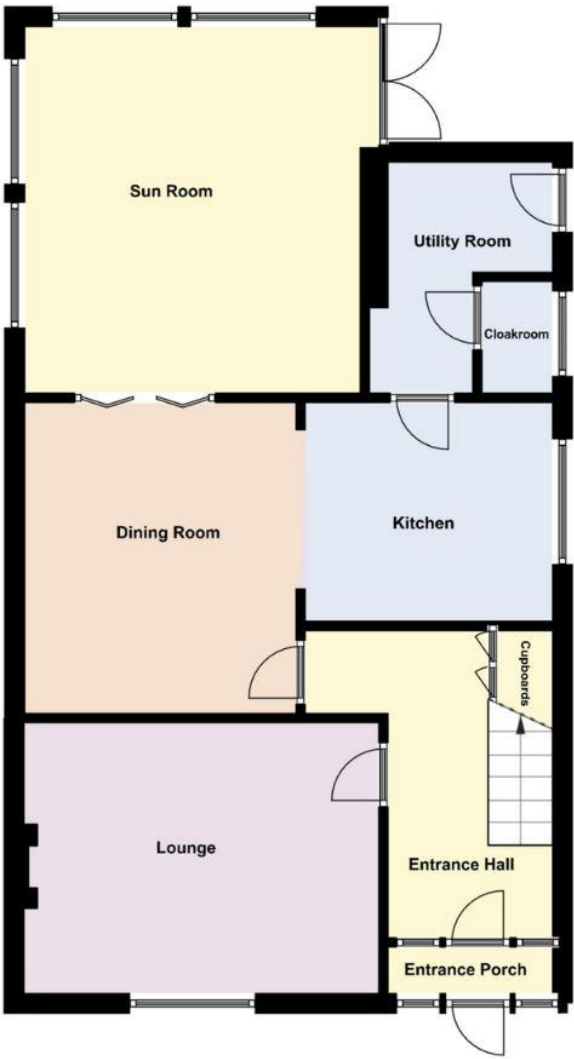
Sewerage - Mains sewerage

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>



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		



Tenure: Freehold

Council Tax Band: C

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