

An impressive five/six bedroom detached family home located in a sought after area within Alverstoke. The property boasts extensive and deceptively spacious living accommodation which is arranged over three floors. The beautifully presented interior enjoys the feel of a late 20s property with the modern twist and advantages of open plan living areas that many families desire. Stokes Bay seafront, golf course are close by along with the picturesque Alverstoke village, with surrounding well regarded schools approximately a mile away.

The Accommodation Comprises:

Obscured UPVC double glazed front door and windows to:

Entrance Hall

Stairs to first floor, under-stairs storage cupboard, radiator, door to:

Cloakroom

Flat ceiling, obscured UPVC double glazed window to side elevation, low level close coupled WC, corner wash hand basin with mixer tap.

Lounge 14' 10" x 13' 1" (4.52m x 3.98m) into bay

Flat ceiling with inset spotlights, UPVC double glazed bay window to front elevation, log burner, radiator.

Utility Room

Flat ceiling with inset spotlights, space and plumbing for washing machine and dishwasher, work surface over, space for fridge/freezer, stainless steel sink unit with mixer tap, radiator, door to:

Garage/Boot Room 25' 7" x 7' 6" (7.79m x 2.28m)

Double opening door, power and light connected, UPVC double glazed door and window to rear garden, flat ceiling with inset spotlights, space for tumble dryer and further appliances, work surface over.

Kitchen/Dining/Sitting Area 23' 9" x 22' 3" (7.23m x 6.78m) max

Obscured UPVC double glazed door to front elevation, flat ceiling with inset spotlights, fitted with a range of modern base cupboards, oak wood block work surface over, Butler sink with mixer tap, range style electric over (to remain) with extractor hood over, radiator. Two sets UPVC double glazed bi-folding doors to rear garden, UPVC double glazed window to side elevation, four radiators, space for table and chairs.

First Floor Landing

Flat ceiling with inset spotlights, obscured UPVC double glazed window to side elevation, doors to Bedroom Two and Bathroom, door to stairs to Second Floor Landing, door to Inner Hall leading to doors to Bedrooms One, Three and Four.

Bedroom One 11' 5" x 11' 3" (3.48m x 3.43m)

Flat ceiling with inset spotlights, UPVC double glazed French doors with fitted shutters to Juliet balcony, radiator, door to walk-in wardrobe with radiator, door to:

En-Suite

Flat ceiling with inset spotlights, low level close coupled WC, wash hand basin set in vanity unit with mixer tap, walk-in shower cubicle with mains shower, chrome ladder-style radiator, extractor fan.

Bedroom Two 13' 3" x 11' 11" (4.04m x 3.63m)

Flat ceiling, UPVC double glazed window to front elevation, two built-in wardrobes, one housing two combination boilers, radiator.

Bedroom Three 12' 2" x 11' 2" (3.71m x 3.40m)

Flat ceiling, UPVC double glazed French doors to Juliet balcony, radiator.

Bedroom Four 10' 5" x 8' 7" (3.17m x 2.61m)

Flat ceiling, UPVC double glazed window with fitted shutters to front elevation, radiator.

Family Bathroom

Flat ceiling with inset spotlights, obscured UPVC double glazed window to front elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower connection off, tiled walls, chrome ladder-style radiator.

Second Floor Landing

Flat ceiling, two Velux windows over stairs, door to storage cupboard, door to:

Bedroom Five 15' 7" x 12' 7" (4.75m x 3.83m)

Flat ceiling, UPVC double glazed French doors to Juliet balcony and UPVC double glazed windows to rear elevation, Velux window, radiator.

Bedroom Six/Study 12' 8" x 12' 4" (3.86m x 3.76m)

Flat ceiling, UPVC double glazed window to front elevation, Velux window, radiator.

Shower Room

Flat ceiling, obscured UPVC double glazed window to side elevation, low level close coupled WC, wash hand basin with mixer tap set in vanity unit, walk-in shower cubicle with mains shower, extractor fan, underfloor heating.

Outside

The rear garden is a delightful feature of the home, mostly enclosed by wood panelled fencing, mainly laid to lawn with decking area, shrubs to borders, shingled area, shed and Summer house (to remain). The front garden is mostly enclosed by low brick wall and wood panelled fencing, block paved driveway providing off road parking, shingled area, gate to kitchen door.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: F



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DRAFT DETAILS

£759.995
Monckton Road, Alverstoke, Gosport, PO12 2BG

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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