A rarely available and spacious four bedroom home positioned in a highly sought-after cul-de-sac within Alverstoke. This detached property is located close to Stokes Bay seafront and offered for sale with no forward chain.

#### **The Accommodation Comprises**

Composite glazed front door to:

## **Entrance Hall**

Radiator, courtesy door to double garage, cupboard with coat hooks.

Obscured window to front elevation, close coupled W.C, pedestal wash hand basin, coved ceiling.

#### Inner Hall

Stairs to first floor, thermostat control to wall, under stairs storage cupboard, radiator.

## **Utility Room** 9' 6" max x 6' 2" (2.89m x 1.88m)

Double glazed door to side of the property, base cupboard units, stainless steel sink unit, space and plumbing for washing machine, space for additional appliances.

#### L Shaped Lounge 24' 4" x 17' 5" (7.41m x 5.30m) L-shaped maximum measurements

UPVC double glazed windows to front, side and rear elevations, UPVC double glazed double opening doors rear garden, three radiators, living flame gas fireplace, fitted units to alcove, inset glass shelving.

#### **Kitchen** 13' 8" x 9' 3" (4.16m x 2.82m)

UPVC double glazed window to rear elevation, radiator, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, electric hob, integrated electric oven, microwave, space for fridge/freezer.

## **Dining Room** 12' 4" x 10' 1" (3.76m x 3.07m)

Double aspect UPVC double glazed windows to rear and side elevations, double opening doors to rear garden, radiator.

### Landing

UPVC double glazed window to side elevation on half landing, access to loft space, radiator, airing cupboard with slatted shelving and housing hot water tank.

## **Bedroom One** 17' 5" x 12' 1" (5.30m x 3.68m)

Triple aspect UPVC double glazed windows to front, side and rear elevations, UPVC double glazed double opening doors to balcony enjoying views over the Solent and Isle of Wight, radiator.

## **En Suite**

Close coupled W.C, pedestal wash hand basin, double shower cubicle with mains shower and additional rainfall shower, radiator.

## **Bedroom Two** 16' 2" x 13' 9" (4.92m x 4.19m)

UPVC double glazed windows to front and side elevations enjoying views over the Solent and Isle of Wight, UPVC double glazed double opening doors to balcony, two radiators, connecting to:

# **Bathroom** 9' 6" x 6' 2" (2.89m x 1.88m)

Coved ceiling, radiator, close coupled W.C, P-shaped bath with mixer tap and mains shower over, pedestal wash hand basin. Bedroom two is accessed via the main bathroom.

# **Bedroom Three** 13' 8" into wardrobes x 9' 5" (4.16m x 2.87m)

UPVC double glazed window to rear elevation, radiator, range of builtin wardrobes and drawer units, wash hand basin set in vanity unit, radiator.

## **Bedroom Four** 12' 4" x 10' 1" (3.76m x 3.07m)

Double aspect UPVC double glazed windows to side and rear elevations, radiator.

## Outside

The property benefits from gardens to the front, side and rear, the rear and side gardens are primarily laid to lawn, gate providing side access. To the front of the property there is off-road parking and further lawned garden, enclosed by low brick wall.

# **Double Garage** 16' 6" x 16' 6" (5.03m x 5.03m)

Power and light connected, meters to wall, wall mounted boiler, remote controlled garage door.

# **General Information**

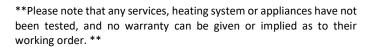
Construction: Traditional Water Supply: Portsmouth Water **Electric Supply: Mains** Gas Supply: Mains Sewerage: Mains

Mobile & Broadband coverage: https://checker.ofcom.org.uk Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold Council Tax Band: F

## **Agents Note**

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As it is part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*





























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