Situated in the sought-after village of Alverstoke and in close proximity to Stokes Bay, is this deceptively spacious four bedroom detached home with three reception rooms and master en-suite. The property is offered for sale with no forward chain.

The Accommodation Comprises:

UPVC double glazed front door to:

Entrance Hall

Coved ceiling, stairs to First Floor, radiator, under-stairs storage cupboard housing utility meters.

Cloakroom

UPVC double glazed obscured window, wash hand basin, close coupled WC, radiator, alarm control box to wall.

Lounge 22' 3" x 11' 6" (6.78m x 3.50m) max

UPVC double glazed Bay window to front elevation, UPVC double glazed window and sliding door to rear garden, coved ceiling, two radiators, parquet flooring.

Study 9' 11" x 8' 5" (3.02m x 2.56m)

UPVC double glazed window to rear elevation, coved ceiling, radiator, parquet flooring.

Kitchen 13' 6" x 8' 10" (4.11m x 2.69m)

UPVC double glazed window to rear elevation, door to side of property, coved ceiling, fitted with a range of base cupboard and matching eye level units, roll-top worksurface, tiled surround, integrated dishwasher, space for freestanding oven, under counter spaces for appliances, one and a half bowl single drainer sink unit with mixer tap, wall mounted boiler, extractor hood, door to:

Dining Room 17' 0" x 8' 10" (5.18m x 2.69m)

UPVC double glazed window to front elevation, coved ceiling, radiator, fitted storage cupboards with display shelving above, parquet flooring.

First Floor Landing

Coved ceiling, access to loft space with lighting and pulldown ladder,

Bedroom One 20' 5" x 9' 0" (6.22m x 2.74m)

UPVC double glazed window to front elevation, coved ceiling, range of built-in wardrobes, dressing table and bedside cabinets, storage cupboard housing hot water tank, access to eaves storage, arch to:

En-Suite 5' 8" x 6' 1" (1.73m x 1.85m)

Close coupled WC, corner wash hand basin, shower cubicle with electric shower over, ladder-style radiator, extractor fan, coved ceiling, light and shaver socket.

Bedroom Two 12' 1" x 14' 5" (3.68m x 4.39m) to wardrobes

UPVC double glazed window to front elevation, coved ceiling, radiator, built-in wardrobes, additional built-in cupboard.

Bedroom Three 9' 10" x 11' 5" (2.99m x 3.48m) max

UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bedroom Four 9' 9" x 8' 8" (2.97m x 2.64m) max

UPVC double glazed window to rear elevation, coved ceiling, fitted display shelving, radiator.

Wet Room 6' 0" x 8' 9" (1.83m x 2.66m)

Two UPVC double glazed windows to rear elevation, close coupled WC, wash hand basin with mixer tap, mains shower with fitted body dryer unit, ladder-style radiator, light and shaver socket.

Outside

To the front of the property is a garden laid to lawn with mature shrubs and bushes to borders, paved pathway leading to front door, side pedestrian access gate to rear. The rear garden is enclosed by woodpanelled fencing and wall, laid to lawn with patio areas, block paved pathway, variety of mature shrubs and bushes, outside power points, courtesy door to garage.

Double Garage with utility room

Courtesy door from garden into utility room, under counter space for appliances, single drainer sink unit with mixer tap, storage cupboard, additional eye level storage cupboards, power and light, door into garage: power and light, remote control vehicular door, storage unit, eye level storage cupboards, parking in front of garage plus additional parking behind secure wooden gates.

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

Awaiting EPC









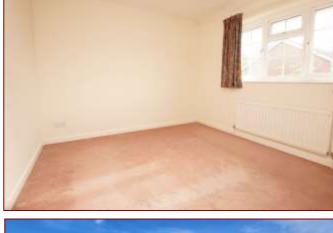




















Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.





