

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, radiator.

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 wood-panelled 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£479,995

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DRAFT DETAILS

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