

* Ideally situated in Alverstoke village and within close proximity to Stokes Bay is this deceptively spacious three bedroom extended family home. The property benefits from an impressive open plan kitchen/diner which overlooks the rear garden *

The Accommodation Comprises:
Composite glazed front door into:

Lounge 12' 6" x 15' 10" (3.81m x 4.82m)
UPVC double glazed sash window to front elevation, coved ceiling, feature fireplace with shelving and storage to alcoves, radiator, stairs to First Floor.

Inner Hall
Under-stairs storage cupboard, door to:

Cloakroom
Obscured UPVC double glazed window, WC, wash hand basin set in vanity unit, laminate flooring, radiator.

Family Room 11' 10" x 9' 10" (3.60m x 2.99m)
UPVC double glazed window to rear elevation, storage cupboard, worktop, radiator.

Kitchen/Dining Room 23' 11" x 15' 8" (7.28m x 4.77m)
Fitted with a modern range of base cupboards and matching eye level units, work surface over, integrated electric oven and microwave, electric hob with extractor hood over, additional base cupboards incorporating a breakfast bar, stainless steel sink unit with mixer tap, space for American-style fridge/freezer, integrated dishwasher, integrated wine cooler, space for table and chairs, radiator, inset spotlights, utility cupboard with glass roof and space and plumbing for washing machine, UPVC double glazed window and bi-fold doors to rear garden.

First Floor Landing
Access to loft space

Bedroom One 12' 8" x 15' 11" (3.86m x 4.85m)
UPVC double glazed window to front elevation, radiator, exposed brick chimney breast with feature fireplace, coved ceiling.

Bedroom Two 12' 0" x 9' 11" (3.65m x 3.02m)
UPVC double glazed window to rear elevation, feature fireplace, radiator

Bedroom Three
UPVC double glazed window to rear elevation, radiator.

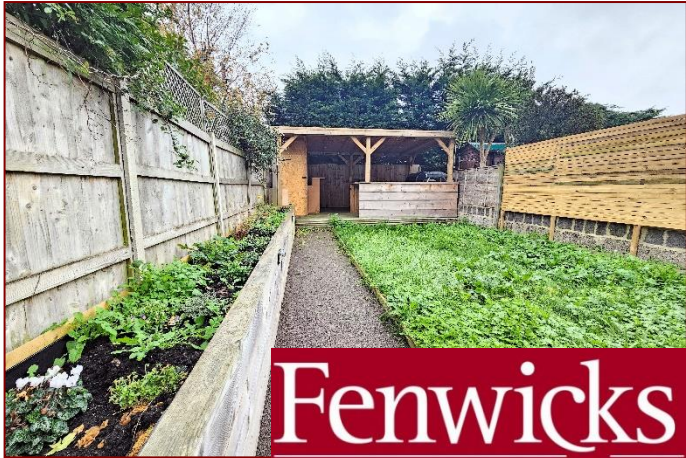
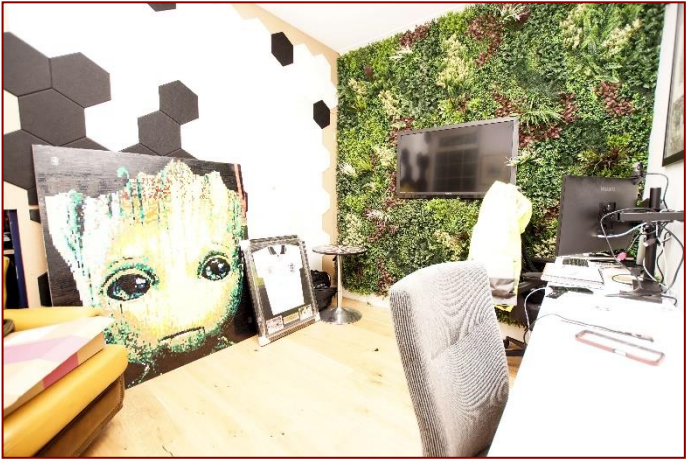
Family Bathroom 12' 1" (max) x 10' 5" (3.68m max x 3.17m)
UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity drawer unit, bath with mixer tap and mains shower over, heated towel rail.

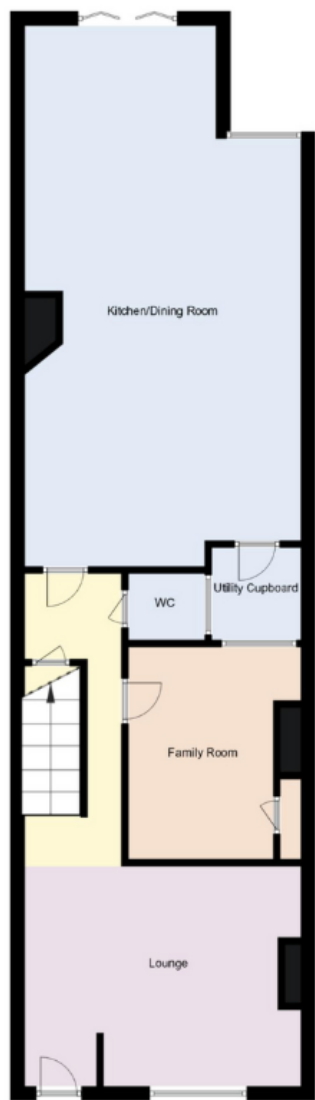
Outside
The rear garden is enclosed by panelled fencing, decking area, and mainly laid to lawn, covered entertaining area with space for barbecue, storage shed, right of access from neighbouring property.

To the front of the property is a forecourt garden enclosed by wall with path to front door.

General Information
Construction: Traditional
Water Supply: Mains
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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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£369,995

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DRAFT DETAILS

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