

A truly stunning and deceptively spacious five bedroom family home having been much improved and adapted by our current owners. Situated in a pleasant cul de sac in a popular location within Alverstoke, boasting a stylish open plan kitchen/ dining/ family room, separate lounge and laundry room. A must view to truly appreciate the specification throughout.

The Accommodation Comprises:-

Composite front door with frosted glass side panels and engraved door number to:

Entrance Hall:-

Stairs to first floor, industrial style radiator, double oak doors leading into kitchen, thermostat control to wall, amtico flooring, under-stairs storage cupboard, further storage cupboard with shelving and hanging rail, door to:

Office:- 8' 9" x 4' 9" (2.66m x 1.45m)

UPVC double glazed window to front elevation and fitted with shutters, space for desk, amtico flooring, industrial style radiator, door to:

Utility Room:- 8' 9" x 8' 0" (2.66m x 2.44m)

Space and plumbing for washing machine and tumble dryer, space for fridge/ freezer, fitted with a range of base cupboards and matching eye level units, stainless steel sink unit with mixer tap, amtico flooring, cupboard housing combination boiler, door to kitchen.

Cloakroom:-

Accessed via the entrance hall with low level WC, wash hand basin set in vanity unit, radiator, amtico flooring.

Lounge:- 12' 5" x 10' 11" plus bay window (3.78m x 3.32m)

UPVC double glazed bay window to front elevation with fitted shutters, built-in Evonic electric fire, panelling to walls, industrial style radiator, amtico flooring with underfloor heating.

Open Plan Kitchen/ Dining/ Family Room:-

Kitchen:- 17' 8" x 8' 9" (5.38m x 2.66m)

UPVC double glazed window to rear elevation, Howdens kitchen fitted with a range of base cupboards and matching eye level units, integrated appliances comprising: double electric cooker, double gas hob with extractor hood over, dishwasher. The kitchen further benefits a walk-in pantry, double Belfast sink with instant hot water tap and cold filter setting, quartz work tops, amtico flooring, inset spotlights.

Dining/ Family Area:- 16' 0" x 8' 7" (4.87m x 2.61m) plus 13' 0" x 8' 9"

Two sets of UPVC double glazed French doors overlooking the rear garden, two velux windows, inset spotlights, space for table and chairs, two industrial style radiators, continuation of amtico flooring, built in Evonic electric fire with TV above, built in storage cupboards either side.

First Floor Landing:-

Access to loft space, industrial style radiator, split stair case leading to:

Bedroom One:- 12' 4" x 10' 11" plus bay window (3.76m x 3.32m)

UPVC double glazed bay window to front elevation fitted with shutters, industrial style radiator, door to:

En Suite:- 8' 5" x 3' 11" (2.56m x 1.19m)

Low level WC with concealed cistern, pedestal wash hand basin with mixer tap, corner shower cubicle with shower above, metro tiling to walls, chrome ladder style radiator.

Bedroom Two:- 13' 5" x 12' 4" (4.09m x 3.76m) maximum measurements

UPVC double glazed window to rear elevation, industrial style radiator.

Bedroom Three:- 12' 0" x 8' 9" (3.65m x 2.66m)

UPVC double glazed window to rear elevation, industrial style radiator.

Bedroom Four:- 10' 11" x 8' 9" (3.32m x 2.66m)

UPVC double glazed window to front elevation, industrial style radiator.

Bedroom Five:- 9' 11" x 7' 7" (3.02m x 2.31m)

UPVC double glazed window to front elevation, industrial style radiator.

Laundry Cupboard:-

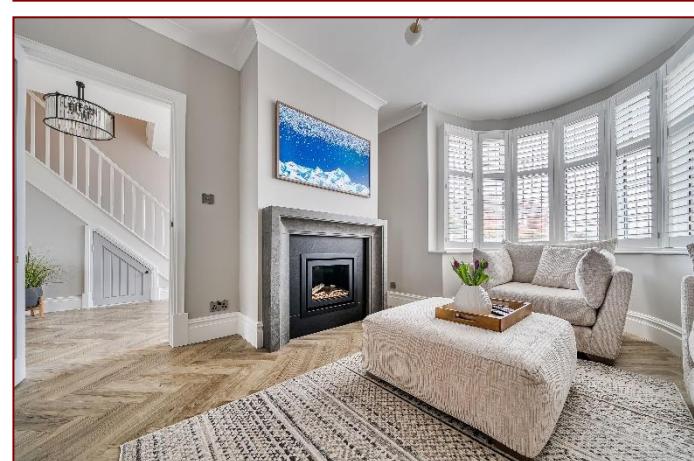
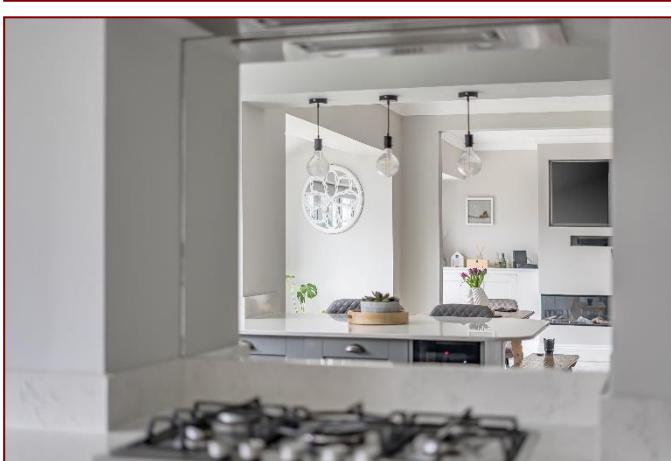
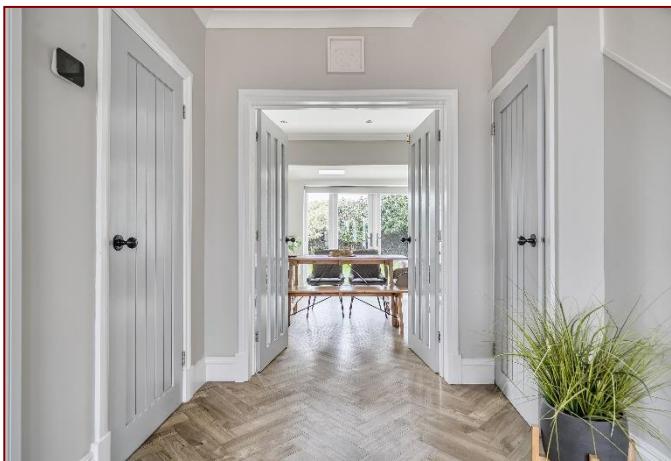
Space and plumbing for washer/ dryer, folding unit with hanging rail above, radiator.

Family Bathroom:- 9' 9" x 8' 1" (2.97m x 2.46m)

Obscured UPVC double glazed window to rear elevation, a modern fitted suite with his and hers double sink set in vanity unit with mixer taps, triple mirror fronted vanity unit above with inbuilt lights, low level close coupled WC, tiling to walls and floor, extractor fan, walk in shower cubicle with waterfall shower above, freestanding bath with free standing tap and shower connection, inset spotlights.

Outside:-

The rear garden is a delightful feature of the home and has recently been landscaped by the owners, positioned on a good size plot with lawn, shrubs and trees to borders, porcelain curved patio area and seating area with pergola (brand Maze), outside kitchen (by negotiation), enclosed by panelled fencing, camera security system, door to:



Gym:-

Interlock cushioned floor, large mirror to wall, multi gym equipment and apparatus (by negotiation), light and power, UPVC double glazed French doors to rear garden, UPVC double glazed door to front elevation.

Garage:- 27' 9" x 7' 1" (8.45m x 2.16m)

Double opening doors to front, UPVC double glazed French doors to rear garden, power and light connected.

General Information:-

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

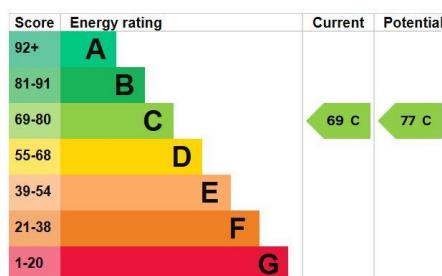
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold

Council Tax Band: E



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.



£739,995

Beatty Drive, Alverstoke, Gosport, PO12 2JZ

DRAFT DETAILS

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

Fenwicks

THE INDEPENDENT ESTATE AGENT