

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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