

This spacious four bedroom detached family home is located on the popular Cherque Farm estate and benefits from a generously sized light and airy kitchen/dining room and ample off road parking. On the first floor there are four well proportioned bedrooms and two bathrooms.

The Accommodation Comprises

Double glazed front door to:

Entrance Hall

Stairs to first floor, storage cupboard, tiled flooring.

Cloakroom

Obscured double glazed window to front elevation, close coupled WC, pedestal wash hand basin, extractor fan, fuse box to wall.

Lounge 17' 2" x 10' 11" (5.23m x 3.32m)

Double glazed bay window to front elevation, electric fireplace with marble effect back and hearth, wooden surround.

Kitchen/Dining Room 18' 6" x 15' 7" (5.63m x 4.75m)

Double glazed window and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, work surfaces, tiled surround, one and a half bowl stainless steel sink unit with mixer tap, recess and plumbing for washing machine, integral dishwasher, double electric oven with gas hob and extractor hood over, cupboard housing boiler, space for fridge/freezer, tiled flooring.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank and shelving.

Bedroom One 13' 5" x 10' 11" (4.09m x 3.32m)

Double glazed window to front elevation, door to:

En Suite

Close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower.

Bedroom Two 17' 8" x 10' 6" (5.38m x 3.20m)

Access to additional loft space, double glazed windows to front and rear elevations.

Bedroom Three 10' 11" x 10' 3" (3.32m x 3.12m)

Double glazed window to rear elevation.

Bedroom Four 9' 2" x 7' 4" (2.79m x 2.23m)

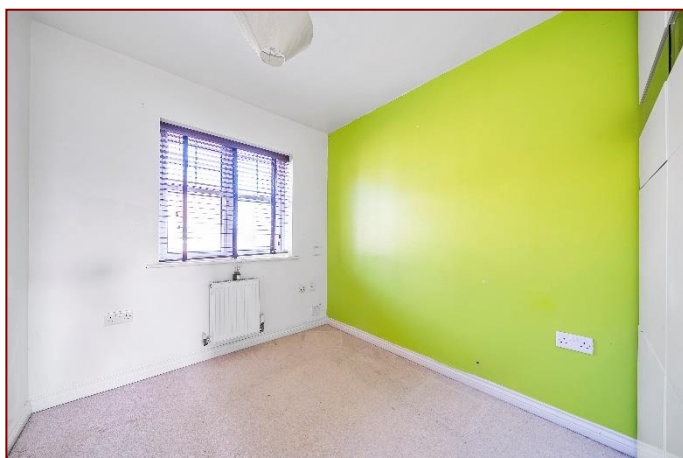
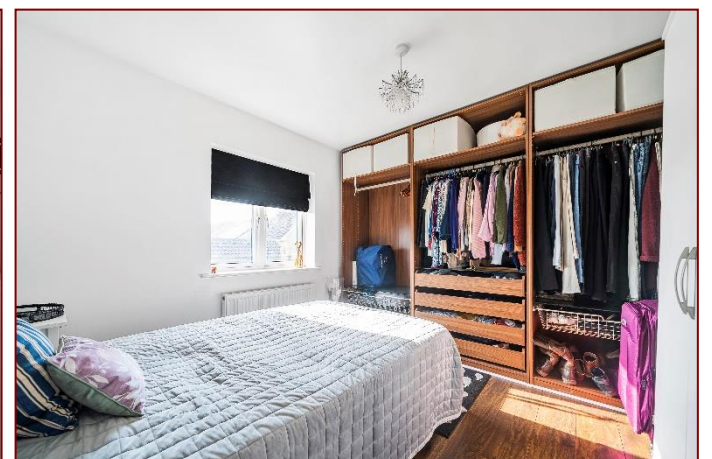
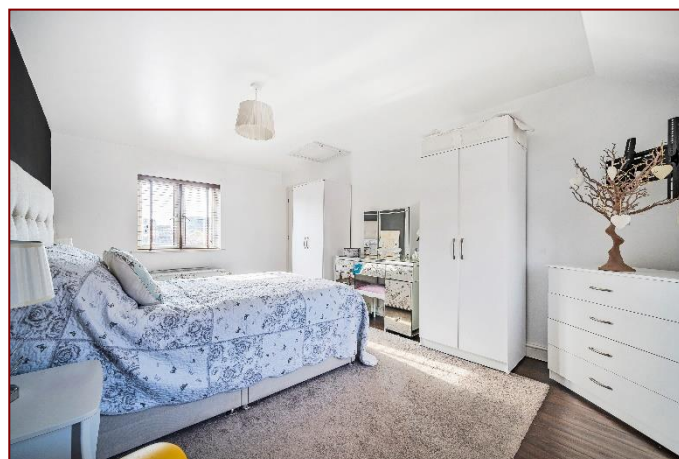
Double glazed window to front elevation.

Bathroom

Double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, bath with mains shower over and further pull out shower attachment, tiled walls and floors.

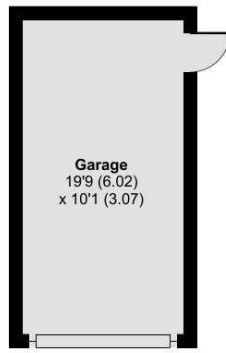
Outside

The rear garden is a delightful feature of the home mainly laid to lawn with trees and planting to borders, patio area, courtesy door to garage and gate to the side of property. To the front of the home is a further garden area and a driveway leading to the car port which has an up and over door.

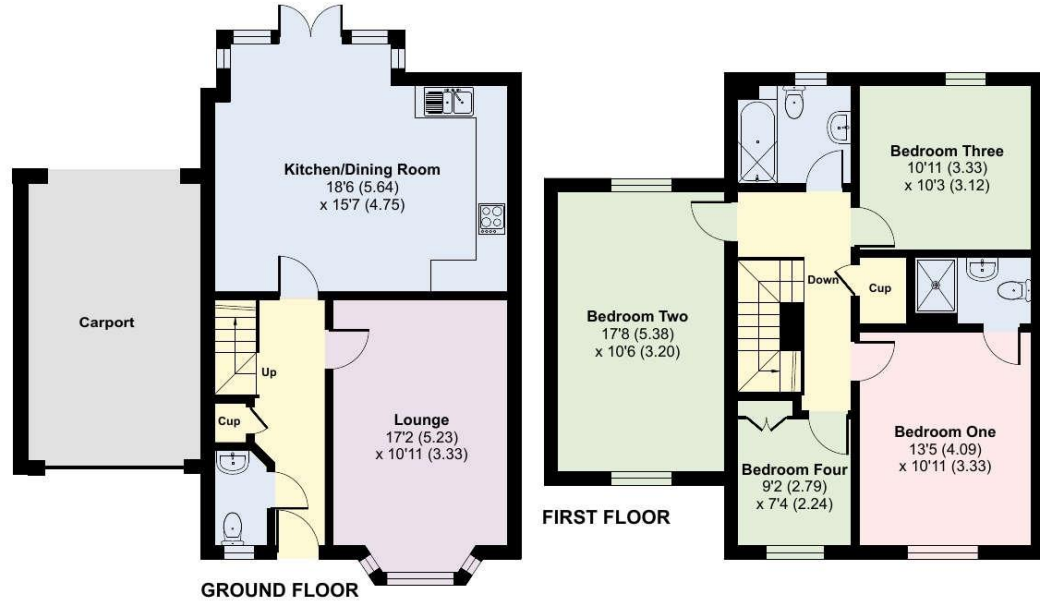


Martinet Drive, Lee-on-the-Solent, PO13

Approximate Area = 1309 sq ft / 121.6 sq m
 Garage = 202 sq ft / 18.7 sq m
 Total = 1511 sq ft / 140.3 sq m
 For identification only - Not to scale



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



Tenure: Freehold

Council Tax Band: E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1102513

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£520,000

14 Martinet Drive, Lee-On-The-Solent, PO13 8GP

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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