

Situated in a sought after cul de sac within Lee on the Solent is this extended four bedroom detached house which benefits from a pleasant enclosed rear garden.

The Accommodation Comprises of:-

Front door to:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom:-

Obscured window to side elevation into garage, close coupled WC, wash hand basin.

Study:- 10' 9" x 6' 11" (3.27m x 2.11m)

UPVC double glazed window to front and side elevation.

Lounge:- 15' 0" x 14' 7" (4.57m x 4.44m)

UPVC double glazed window to front elevation, coved ceiling, brick feature fireplace with inset gas fire, radiator, opens to:

Dining Area:- 13' 2" x 8' 5" (4.01m x 2.56m)

Coved ceiling, radiator, double glazed sliding doors to:

Conservatory:- 10' 9" x 8' 7" (3.27m x 2.61m) maximum measurements

UPVC double glazed windows and double doors to rear garden, UPVC double glazed roof.

Kitchen:- 16' 3" x 8' 4" (4.95m x 2.54m)

UPVC double glazed window to rear elevation, fitted with base cupboards and eye level units, roll top worktop, integrated oven, gas hob, dishwasher, space for fridge/freezer, one and half bowl stainless steel sink unit with mixer tap, door to:

Garage:- 21' 6" x 11' 10" (6.55m x 3.60m)

Electric fob remote door to front elevation, opening to:

Garage Two:- 18' 0" x 11' 2" (5.48m x 3.40m)

Manual roller door, access to rear garden.

First Floor Landing:-

Storage cupboard.

Bedroom One:- 13' 7" x 11' 9" (4.14m x 3.58m) plus door recess

UPVC double glazed French doors to rear elevation to access balcony, inset spotlights and feature lighting, two radiators, door to dressing room & En-Suite.

Ensuite:- 8' 2" x 7' 6" (2.49m x 2.28m)

Obscured UPVC double glazed window to front elevation, close couple WC, wash hand basin set in vanity unit, walk in shower with glass screen.

Dressing Area:- 7' 6" x 3' 1" (2.28m x 0.94m)

UPVC double glazed window to front elevation, shelves and hanging rails.

Bedroom Two:- 15' 0" x 11' 8" (4.57m x 3.55m)

UPVC double glazed window to front elevation, radiator.

Bedroom Three:- 13' 11" x 9' 2" (4.24m x 2.79m)

UPVC double glazed window to rear elevation, built in wardrobes with sliding mirror front doors, fitted storage above bed, radiator.

Bedroom Four:- 13' 0" x 8' 5" (3.96m x 2.56m)

UPVC double glazed window to rear elevation, built in wardrobe with double doors, coved ceiling, radiator.

Bathroom:- 10' 11" x 9' 4" (3.32m x 2.84m)

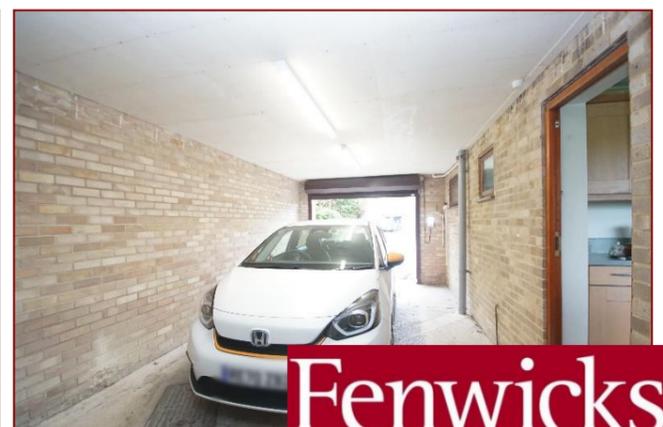
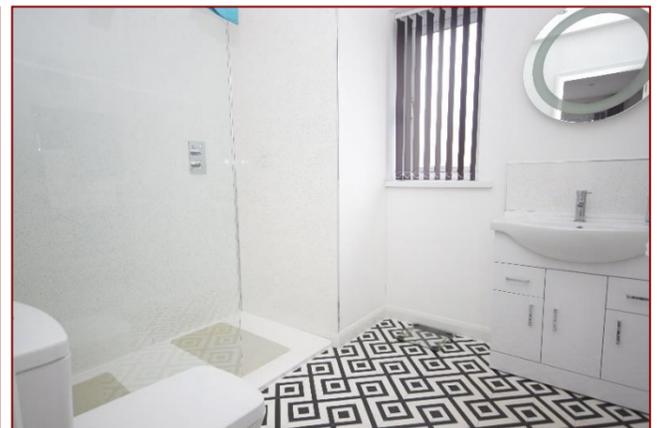
UPVC double glazed window to front elevation, concealed cistern WC, hand basin set in vanity unit, corner bath with single mixer tap, walk in shower with glass screening, radiator.

Outside:-

To the front of the property there is a driveway and path leading to the front door, the front garden is mainly laid to lawn with mature shrubs and bushes to borders. The rear garden is mainly laid to lawn with mature shrubs and bushes to borders, shingle and patio areas, greenhouse and shed.

Agents Note:-

The property benefits from solar panels which are owned.



Tenure: Freehold

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DRAFT DETAILS

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