

An impressive four bedroom detached house situated in a cul de sac location within Lee on the Solent. The property benefits from an open plan kitchen/diner, two further reception rooms and garden room. There is an enclosed rear garden and double garage with parking in front.

The Accommodation Comprises

Double glazed front door to:

Entrance Hall

Stairs to first floor, double opening doors to:

Lounge 16' 6" x 11' 4" (5.03m x 3.45m)

Double glazed window to front elevation, living flame gas fire with marble surround and hearth, double opening doors to:

Kitchen/Dining Room 26' 3" x 17' 5" (7.99m x 5.30m) maximum measurements

Inset spotlighting, double glazed window to rear elevation, sliding door to garden room. Fitted with a range of base cupboards and eye level units, granite worktops, sink with mixer tap, space for range-style oven, integral microwave, dishwasher, fridge and extractor hood, under stairs storage cupboard.

Garden Room 12' 8" x 10' 7" (3.86m x 3.22m)

Double glazed windows and doors to rear garden.

Utility Room

Double glazed door to side, base cupboards, sink unit, space for fridge freezer, extractor fan, wall mounted boiler.

Study 10' 3" x 7' 11" (3.12m x 2.41m)

Double glazed window to front, access to loft space.

First Floor Landing

Access to loft space, cupboard housing hot water system, further storage cupboard.

Bedroom One 13' 2" x 11' 8" (4.01m x 3.55m) maximum measurements

Double glazed window to front elevation, fitted wardrobes, door to:

En Suite

Obscured double glazed window to front elevation, corner shower cubicle with mains shower, close coupled WC, wash hand basin set in vanity unit.

Bedroom Two 12' 7" x 11' 4" (3.83m x 3.45m) plus recess

Double glazed window to front elevation, built in wardrobes, door to:

Jack & Jill En Suite

Obscured double glazed window to side elevation, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, door to Bedroom Four.

Bedroom Three 12' 10" x 8' 3" (3.91m x 2.51m)

Double glazed window to rear elevation, door to:

En Suite Bathroom

Obscured double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap and mains shower.

Bedroom Four 10' 6" x 8' 8" (3.20m x 2.64m) plus recess

Double glazed window to rear elevation, door to Jack & Jill En Suite.

Outside

The rear garden is enclosed by wooden panelled fencing, with patio, artificial grass and covered seating area. A gate to the side provides access to the front where there is a driveway, path to front door and access to the double garage with two up and over doors with power and light connected.

Agent's Note

The property benefits from leased solar panels.





Tenure: Freehold

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£582,500

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DRAFT DETAILS

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