

This well presented and spacious four bedroom detached house is situated in a highly popular area of Stubbington. The property benefits from ample parking, integral garage and pleasant enclosed rear garden.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Stairs to first floor, double glazed window to side elevation, cupboard under stairs, door to integral garage with power & light and up and over door.

**Lounge/Dining Room** 24' 11" x 12' 2" narrowing to 9' 8" (7.59m x 3.71m)

Two double glazed windows to front elevation and further double opening doors to conservatory, fireplace.

**Kitchen** 14' 11" x 8' 7" (4.54m x 2.61m)

Double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, worktop, sink unit, integrated appliances to include gas hob with extractor hood over, electric oven, microwave, dishwasher, fridge freezer and washing machine.

**Conservatory** 9' 9" x 9' 8" (2.97m x 2.94m)

Double glazed windows and double opening doors to rear garden.

**Cloakroom**

Double glazed window to side elevation, close coupled WC, wash hand basin.

**First Floor Landing**

Double glazed window to side elevation, storage cupboard.

**Bedroom One** 13' 2" x 10' 1" (4.01m x 3.07m) plus wardrobe

Double glazed window to rear elevation, sliding door wardrobe.

**Bedroom Two** 13' 2" x 9' 0" (4.01m x 2.74m) plus wardrobe

Two double glazed windows to front elevation, sliding door wardrobe.

**Bedroom Three** 11' 8" x 9' 1" (3.55m x 2.77m) maximum measurements

Double glazed window to front elevation, sliding door wardrobe.

**Bedroom Four** 8' 0" x 6' 11" (2.44m x 2.11m) maximum measurements

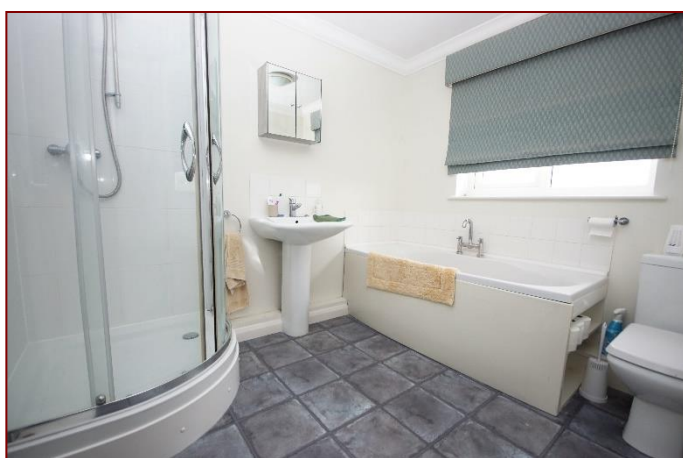
Double glazed window to rear elevation.

**Bathroom**

Double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, corner shower cubicle, panelled bath.

**Outside**

To the front of the property is an area laid to lawn with block paved driveway leading to garage. The rear garden is laid to lawn with patio and established trees and planting.



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



Tenure: Freehold

Council Tax Band: E

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£475,000

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\*DRAFT DETAILS\*

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