

Located on the popular Cherque Farm development at Lee-on-Solent is this three double bedroom detached home with large driveway, integral garage and enclosed rear garden.

The Accommodation Comprises

Front door to:

Entrance Hall

19' 6" x 9' 9" (5.94m x 2.97m)

Stairs to first floor, door to integral garage (19' 6" x 9' 9" / 5.94m x 2.97m) with power and light connected, electric door and exterior electric car charging point.

Dining Room

10' 10" x 8' 10" (3.30m x 2.69m) plus bay

Double glazed bay window to front elevation, under stairs storage cupboard.

Cloakroom

6' 4" x 3' 7" (1.93m x 1.09m) maximum measurements

Pedestal wash hand basin, close coupled WC.

Kitchen

10' 0" x 8' 7" (3.05m x 2.61m)

Fitted with a range of base cupboards and eye level units, worktop, sink unit, integrated oven, gas hob with extractor hood over, space and plumbing for dishwasher, cupboard housing gas boiler, double glazed window and opening to conservatory.

Lounge

13' 9" x 12' 6" (4.19m x 3.81m) maximum measurements

Gas fire, double glazed windows and double opening doors to conservatory.

Conservatory

16' 11" x 10' 7" (5.15m x 3.22m)

Double glazed windows and double opening doors to rear garden, space and plumbing for washing machine and American-style fridge freezer.

First Floor Landing

Airing cupboard housing hot water system.

Bedroom One

12' 6" x 11' 5" (3.81m x 3.48m) maximum measurements, plus wardrobes

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

En Suite

6' 4" x 6' 2" (1.93m x 1.88m)

Obscured double glazed window to rear elevation, WC with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with mains shower and additional rainfall shower head.

Bedroom Two

14' 0" x 11' 5" (4.26m x 3.48m) maximum measurements

Double glazed window to front elevation, built in wardrobes with sliding doors.

Bedroom Three

11' 4" x 10' 10" (3.45m x 3.30m) plus bay

Double glazed bay window to front elevation, built in wardrobe with sliding doors.

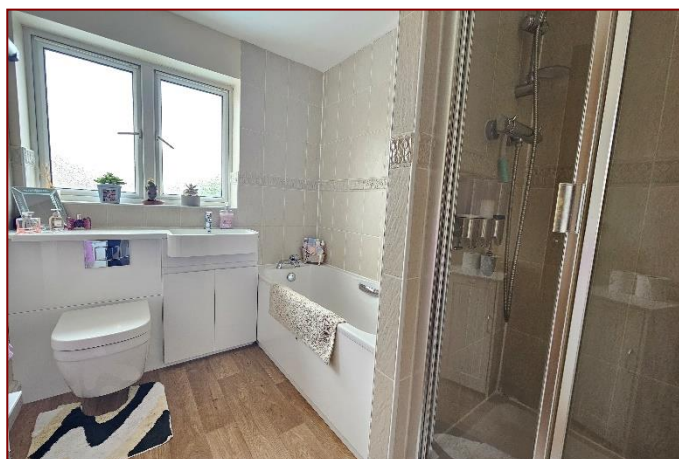
Bathroom

9' 1" x 6' 4" (2.77m x 1.93m)

Obscured double glazed window to rear elevation, WC with concealed cistern, wash hand basin set in vanity unit, panelled bath, shower cubicle with mains shower.

Outside

The rear garden is laid to decking and paving for ease of maintenance, with covered pergola, raised beds and side gated access to front. The front of the property is laid to block paving providing off road parking and access to the garage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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£470,000

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DRAFT DETAILS

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