

Located on the popular Cherque Farm development in Lee-on-Solent is this modern detached four bedroom home benefitting from garage and driveway, conservatory and enclosed rear garden.

**The Accommodation Comprises**

Composite front door with obscured UPVC double glazed side panel to:

**Entrance Hall**

Stairs to first floor, radiator, under stairs storage cupboard, storage cupboard, thermostat control to wall.

**Cloakroom**

Radiator, close coupled WC, pedestal wash hand basin with mixer tap, tiled splash back.

**Lounge 21' 2" x 11' 5" (6.45m x 3.48m) plus bay**

Double aspect with UPVC double glazed windows to front and side elevations, two radiators, feature modern electric fireplace with marble inset and hearth, attractive surround.

**Open Plan Kitchen/Dining Room 21' 10" x 11' 7" (6.65m x 3.53m)**

**Kitchen Area**

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, wood work surface, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, space for range-style oven, integrated fridge, two radiators, door to utility room.

**Dining Area**

Tiled flooring, double aspect with UPVC double glazed window to front elevation and bi-folding double glazed doors to conservatory.

**Utility Room 6' 9" x 6' 5" (2.06m x 1.95m)**

Obscured UPVC double glazed door to rear of property, base cupboards and eye level units, cupboard housing fridge/freezer, wall mounted boiler, heating controls to wall, radiator, continuation of tiled flooring, stainless steel sink unit with mixer tap, recess and plumbing for washing machine.

**Conservatory 11' 11" x 10' 4" (3.63m x 3.15m)**

Glass roof, UPVC double glazed windows and double opening doors to rear garden, wooden flooring.

**First Floor Landing**

Access to loft space, radiator, cupboard housing hot water system.

**Bedroom One 13' 3" x 11' 9" (4.04m x 3.58m) plus wardrobe**

Double aspect with UPVC double glazed windows to front and side elevations, radiator, range of built in wardrobes, door to:

**En Suite 7' 7" x 5' 6" (2.31m x 1.68m) maximum measurements**

Close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, radiator, extractor fan, obscured UPVC double glazed window to front elevation.

**Bedroom Two 12' 2" x 11' 7" (3.71m x 3.53m)**

Double aspect with UPVC double glazed windows to front and side elevations, radiator.

**Bedroom Three 11' 2" x 9' 1" (3.40m x 2.77m) maximum measurements**

UPVC double glazed window to side elevation, radiator.

**Bedroom Four 8' 10" x 7' 11" (2.69m x 2.41m)**

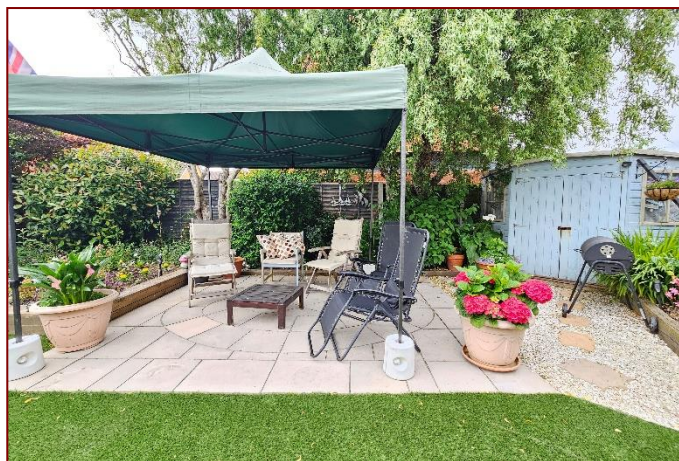
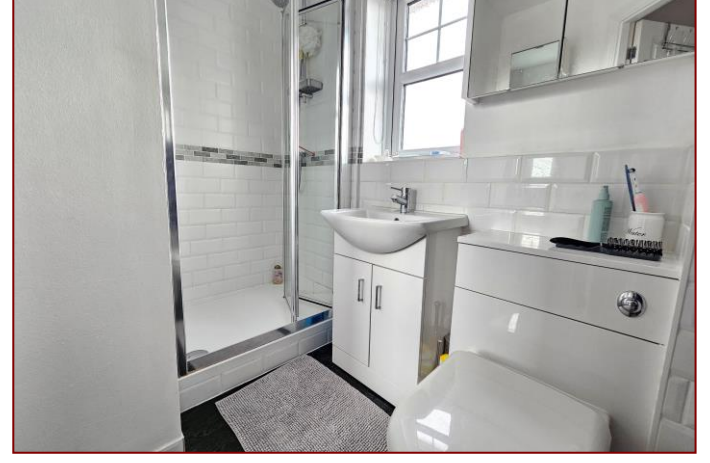
UPVC double glazed window to side elevation, radiator, storage cupboard.

**Bathroom**

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, tiling to wall, obscured UPVC double glazed window to rear elevation, radiator.

**Outside**

The main garden is set to the side of the property and enclosed by panelled fencing and brick wall, mainly laid to lawn with shrubs, bushes and flowers to borders, mature trees, patio area, outside water tap, gate providing access to the rear driveway, further gardens to the front and right hand side of the property, garage located to the rear with access via driveway.





Tenure: Freehold

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£530,000

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\*DRAFT DETAILS\*

**Fenwicks**

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