

Tucked away in a delightful cul de sac within Stubbington is this beautifully presented and extended detached house with four bedrooms, orangery and hobbies/games room.

**The Accommodation Comprises**

UPVC double glazed door to:

**Entrance Hall**

UPVC double glazed window, tiled flooring, stairs to first floor, radiator.

**Cloakroom**

Close coupled W.C, wash hand basin.

**Lounge 18' 6" x 13' 6" (5.63m x 4.11m) maximum measurements**

Spacious room with UPVC double glazed window to front elevation, laminate flooring, radiator.

**Kitchen/ Breakfast Room 16' 5" x 9' 1" (5.00m x 2.77m)**

UPVC double glazed windows and door to rear garden, fitted with a range of base cupboards and matching eye level units, work surface, single drainer sink unit with mixer tap, integrated electric oven and hob, recess for and plumbing for dishwasher, recess for fridge/ freezer, tiled flooring.

**Orangery 9' 6" x 8' 6" (2.89m x 2.59m)**

UPVC double glazed by folding doors to rear garden, roof lantern.

**First Floor Landing**

Access to loft space with ladder and boarded.

**Bedroom One 11' 7" x 9' 7" (3.53m x 2.92m) plus recess**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Two 11' 6" x 7' 2" (3.50m x 2.18m)**

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

**Bedroom Three 8' 4" x 8' 2" (2.54m x 2.49m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Four 8' 5" x 8' 1" (2.56m x 2.46m)**

UPVC double glazed window to front elevation, built-in storage cupboard, radiator.

**Shower Room 6' 1" x 5' 6" (1.85m x 1.68m)**

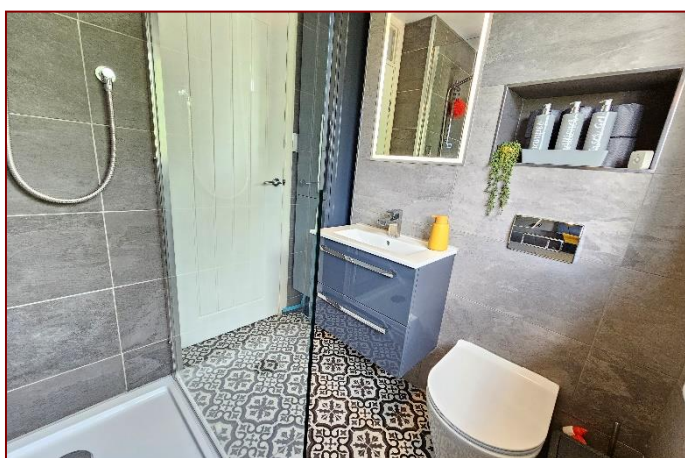
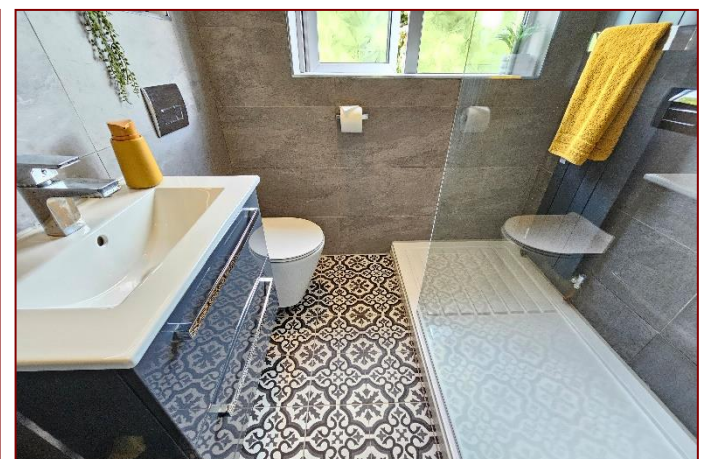
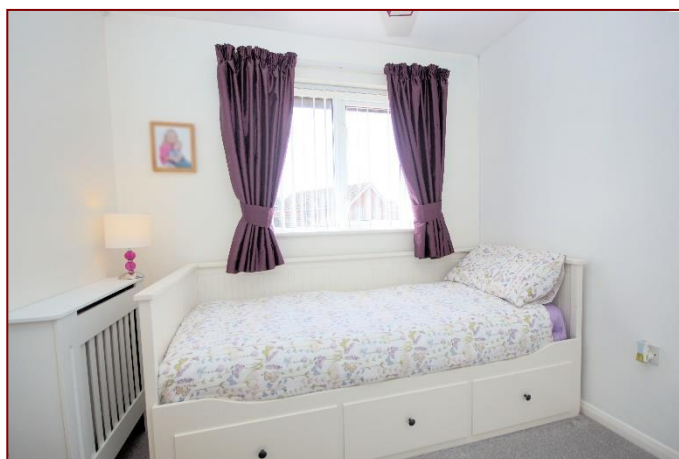
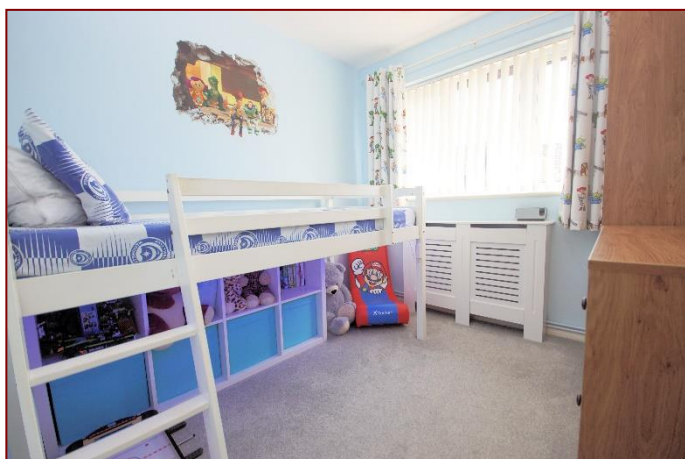
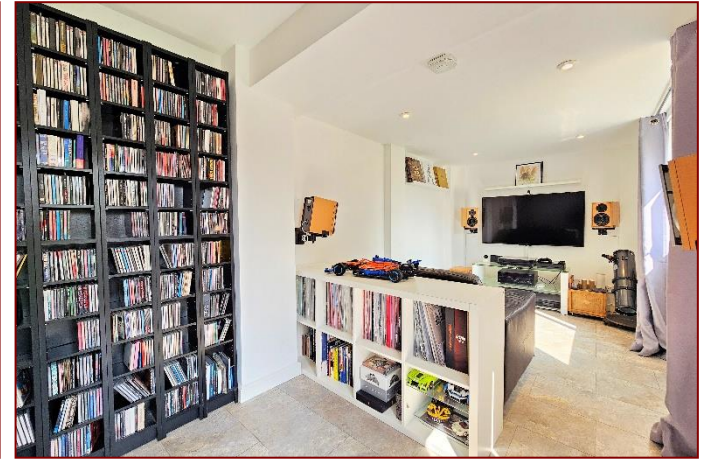
Beautifully refitted with a double shower cubicle and mains shower with rainfall showerhead, wash hand basin set in vanity unit, close coupled WC with concealed cistern system, inset heated mirror with lighting incorporating cabinet, UPVC double glazed window to rear elevation, built-in storage units.

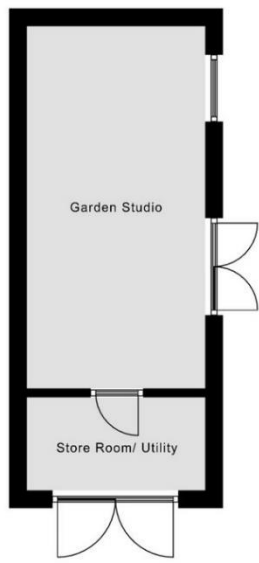
**Garden Studio/Games Room**

UPVC double glazed windows and double opening doors to garden, ideal office or games room, door to store & utility room.

**Outside**

To the front of the property there is off-road parking, block paved driveway and access to store/ utility, side pedestrian gate providing access to the rear garden. The front garden is laid to lawn with a fine array of flowers and shrubs. The rear garden is enclosed by panel fencing and wall, primarily laid to lawn with patio area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		66 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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£475,000

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\*DRAFT DETAILS\*

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