

Situated on the popular Cherque Farm development in Lee-On-The-Solent is this link-detached three/four bedroom house which benefits from open plan kitchen/dining room, additional reception room/ground floor bedroom, en suite to master and conservatory overlooking the rear garden.

The Accommodation Comprises

Front door to:

Entrance Hall

Window to side elevation, stairs to first floor, door to:

Cloakroom

Obscured window to front elevation, close coupled WC, wash hand basin.

Lounge 21' 11" x 12' 1" (6.68m x 3.68m) maximum measurements

Window to front elevation, under stairs storage cupboard, door to:

Kitchen/Dining Room 15' 6" x 11' 1" (4.72m x 3.38m)

Window and door to rear garden, double opening doors to conservatory. Fitted with a range of base cupboards and matching eye level units, worktop, sink unit with mixer tap, electric oven with gas hob, integrated washing machine and dishwasher, space for fridge/freezer. Door to:

Study/Bedroom Four

Door to rear garden and door to store.

Conservatory 12' 1" x 9' 4" (3.68m x 2.84m)

Windows and double opening doors to rear garden.

First Floor Landing

Airing cupboard housing hot water system, access to loft space.

Bedroom One 13' 1" x 8' 4" (3.98m x 2.54m)

Window to front elevation, built in wardrobes, door to:

En Suite

Close coupled WC, pedestal wash hand basin, shower cubicle with mains shower.

Bedroom Two 11' 6" x 8' 7" (3.50m x 2.61m)

Window to rear elevation.

Bedroom Three 9' 11" x 6' 7" (3.02m x 2.01m)

Window to rear elevation.

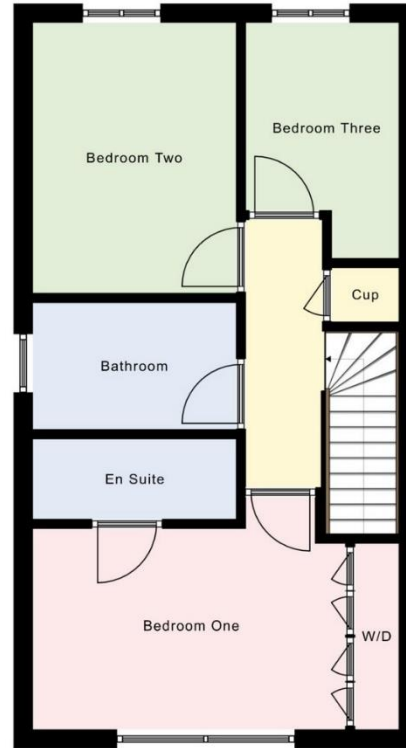
Bathroom 7' 9" x 5' 0" (2.36m x 1.52m)

Obscured window to side elevation, close coupled WC, pedestal wash hand basin, bath with shower over.

Outside

The front of the property is laid to block paving with driveway leading to store with up and over door. The rear garden is enclosed by wooden panelled fencing, primarily laid to lawn with patio area. Hot tub available by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 c	83 B

Tenure: Freehold
Council Tax Band: D

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£440,000

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Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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