

A superb detached house with impressive living accommodation including four double bedrooms and an open plan kitchen/dining/family room. In addition the property benefits from an outdoor office/hobbies room.

The Accommodation Comprises:-

Double glazed front door with double glazed side panel and fitted blind to;

Entrance Hall:-

Flat and coved ceiling with inset spotlighting, ceramic tiled flooring, radiator, alarm control panel to wall, stairs to first floor, wired smoke alarm.

Cloakroom:-

Flat and coved ceiling with inset spotlighting, extractor fan, close coupled WC with concealed cistern, wash hand basin set in vanity unit, continuation of tiled flooring, extractor fan.

Converted Garage (currently used as a cinema):- 15' 3" x 13' 6" (4.64m x 4.11m)

Originally double garage, currently used as cinema with inset spotlighting, radiator, door to;

Converted Garage (currently used as a gym):- 15' 4" x 5' 7" (4.67m x 1.70m)

Originally front part of garage, flat ceiling with inset spotlighting.

Lounge:- 17' 4" x 11' 3" (5.28m x 3.43m) plus bay

Flat and coved ceiling, UPVC double glazed bay window to front elevation, radiator, feature modern living flame gas fireplace with remote-control, two radiators.

Open Plan Kitchen/Dining/Family Room:- 33' 9" x 14' 2" (10.28m x 4.31m) maximum measurements

Flat and coved ceiling with inset spotlighting, twinset of double glazed bi-folding doors to rear garden, ceramic tiled flooring with under floor heating, re-fitted kitchen area with base cupboards and matching eye level units, work surface over, one and a half bowl sink unit with mixer tap and Quooker instant hot water tap, built-in wine cooler, double electric oven, space for American-style fridge/ freezer, integrated dishwasher, induction hob with extractor hood over, integrated microwave, door to;

Utility:-

Flat ceiling with inset spotlighting, extractor fan, UPVC double glazed door to side of property, base cupboard and eye level units, recess and plumbing for washing machine and tumble dryer, stainless steel sink unit with mixer tap, radiator, deep under stairs storage cupboard, continuation of ceramic tiled flooring with under floor heating.

First Floor Galleried Landing:-

Flat and coved ceiling, access to loft space, cupboard housing heating system, radiator, wired smoke alarm.

Bedroom One:- 13' 7" x 11' 5" (4.14m x 3.48m) plus wardrobes & bay

Flat and coved ceiling, UPVC double glazed led light bay window to front elevation, range of built-in wardrobes, drawer units and dressing table, door to;

En-Suite:-

Flat and coved ceiling with inset spotlighting, double shower cubicle with mains shower and additional rainwater shower inset to ceiling, close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder style radiator, tiling to wall, obscured UPVC double glazed window to front elevation, tiled flooring.

Bedroom Two:- 13' 5" x 12' 4" (4.09m x 3.76m) plus wardrobes & bay

Flat and sloped ceiling, UPVC double glazed led light window to front elevation, radiator, range of built-in wardrobes and desk unit, book shelving, door to;

En-Suite:-

Flat ceiling, obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, radiator, shower cubicle with mains shower, light and shaver socket, tiled floor

Bedroom Three:- 13' 7" x 11' 2" (4.14m x 3.40m) maximum measurements

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobe and drawer units.

Bedroom Four:- 12' 1" x 9' 10" (3.68m x 2.99m) maximum measurements

Flat ceiling, range of built-in wardrobes and drawer units, radiator, UPVC double glazed window to rear elevation, built-in desk.

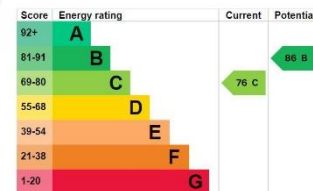
Bathroom:-

Flat and coved ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, spa bath with handheld shower attachment over and TV inset to wall, wash hand basin set in vanity unit, close coupled WC with concealed cistern, ladder style radiator, tiled flooring.

Outside:-

The rear garden is a delightful feature of the home, enclosed by fencing with shrubs to borders, decking area providing a delightful area for table and chairs for alfresco dining, majority of the garden is laid to artificial grass, to the side of the property there is a cupboard area enclosed by gates to both ends ideal for bike storage, outside shower system, storage shed. To the front of house there is off-road parking for two vehicles and further garden laid to artificial grass enclosed by low brick wall.





Tenure: Freehold

Council Tax Band: F

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£645,000

Wellington Drive, Lee-On-The-Solent, PO13 8FZ

DRAFT DETAILS

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT