

Situated in the sought-after road and within close proximity to Stubbington village is this spacious two bedroom detached bungalow occupying a generous plot and offered sale with no onward chain.

**The Accommodation Comprises**

Door to:

**Entrance Hall**

Access to loft space, parquet flooring and storage cupboard.

**Lounge 15' 3" x 12' 10" (4.64m x 3.91m)**

Windows to side elevations, window and double opening doors to front of property and feature fireplace.

**Kitchen/Breakfast Room 16' 2" x 9' 2" (4.92m x 2.79m) narrowing to 6' 1" (1.85m)**

Window to side elevation, window and sliding door to conservatory. Fitted with a range of base cupboard units and matching eye level cupboards, roll top work surface, stainless steel sink with mixer tap, integrated oven, gas hob, recess for fridge and freezer, space and plumbing for washing machine, further space for under counter appliance and space for table with chairs.

**Bathroom 8' 8" x 6' 1" (2.64m x 1.85m)**

Obscured window to side elevation, bath with mixer tap, close coupled WC, wash hand basin set in vanity unit, cupboard housing hot water tank and slatted shelving.

**Bedroom One 13' 11" x 10' 6" (4.24m x 3.20m)**

Window to conservatory and built-in wardrobe.

**Bedroom Two 10' 9" x 9' 0" (3.27m x 2.74m)**

Window to front elevation and built-in wardrobe.

**Conservatory 19' 8" x 8' 7" (5.99m x 2.61m)**

Polycarbonate roof, windows and double opening doors to rear garden, door to side.

**Outside**

The property is set back in the plot with driveway for numerous vehicles and garage. Well established garden laid to lawn with an array of shrubs, bushes and mature tree. The rear garden is also of a generous size, enclosed by fencing and mainly laid to lawn with patio area, flowers, shrubs, trees, greenhouse, courtesy door to garage and side access.

**Garage**





Tenure: Freehold  
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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\*DRAFT DETAILS\*

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**Fenwicks**

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