

A beautifully presented four bedroom detached house located in an exclusive cul de sac within Lee on the Solent whilst being close to the High Street & Seafront

The Accommodation Comprises

Front door with obscured double glazed side window panel.

Entrance Hall

Coved ceiling, wood flooring, under stairs storage cupboard, radiator.

Cloakroom

Obscure UPVC double glazed window to front elevation, coved ceiling, part tiled walls, ceramic tiled floor, close coupled WC, pedestal wash hand basin, radiator, extractor fan.

Lounge 19' 3" x 12' 0" (5.86m x 3.65m)

UPVC double glazed window to side elevation, UPVC double glazed window over looking front garden, coved ceiling, feature brick fire place with gas stove, two radiators, double doors to:

Dining Room 13' 0" x 9' 9" (3.96m x 2.97m)

UPVC double glazed sliding patio doors to conservatory, coved ceiling, radiator.

Sun Room

UPVC double glazed windows and double opening doors to the rear garden.

Kitchen 12' 8" x 12' 2" (3.86m x 3.71m)

UPVC double glazed window to rear elevation, coved ceiling, ceramic tiled floor, fitted with a wide range of base cupboard and eye level cupboard units, wood work surface over, integrated dishwasher, built in oven hob and extractor, built in microwave, integrated fridge, one and a half bowl ceramic sink with mixer tap over, matching island with drawer units and breakfast bar, condensing gas boiler, radiator, arch to:

Utility Room

UPVC double glazed window and door giving access to side, coved ceiling, ceramic tiled flooring, base cupboard and drawer units, work surfaces over, single drainer stainless steel sink unit with mixer taps, radiator, extractor fan.

First Floor Landing

Feature arch window to half landing, coved ceiling, radiator, access to loft, airing cupboard.

Bedroom One 17' 3" x 12' 0" (5.25m x 3.65m) maximum measurements

UPVC double glazed window to front elevation, coved ceiling, built in wardrobes, radiator, door to:

En Suite

Obscure UPVC double glazed window to side elevation with shutters, tiled walls, shower cubicle, pedestal wash hand basin, close coupled WC, extractor fan to wall.

Bedroom Two 13' 0" x 10' 5" (3.96m x 3.17m)

UPVC double glazed window to rear elevation, coved ceiling, built in wardrobes with hanging space and shelving, radiator.

Bedroom Three 12' 2" x 9' 5" (3.71m x 2.87m)

UPVC double glazed window to rear elevation, coved ceiling, built in wardrobe with hanging space and shelving above, radiator.

Bedroom Four 10' 5" x 6' 11" (3.17m x 2.11m)

UPVC double glazed window to front elevation, coved ceiling, radiator.

Bathroom

Obscure UPVC double glazed window to side elevation with shutters, panel bath with mixer tap with shower attachment over, wash hand basin set in vanity unit, close coupled WC, tiled walls, extractor fan, radiator.

Outside

To the front there is a double detached garage with electric roller doors, power and light connected and courtesy door to side, paved drive. The front garden has artificial lawn, flowers and shrubs to the borders, tarmac drive for further off road parking. The rear garden has side pedestrian access to the front, enclosed by wooden panel fencing and mature hedging, being landscaped to include circular borders and beds, an abundance of mature shrubs and trees, the remainder is shingled and paved with raised patio area, outside water tap and lighting.

General Information

Construction - Traditional

Water Supply - TBC

Electric Supply - Mains

Sewerage - Mains sewerage

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

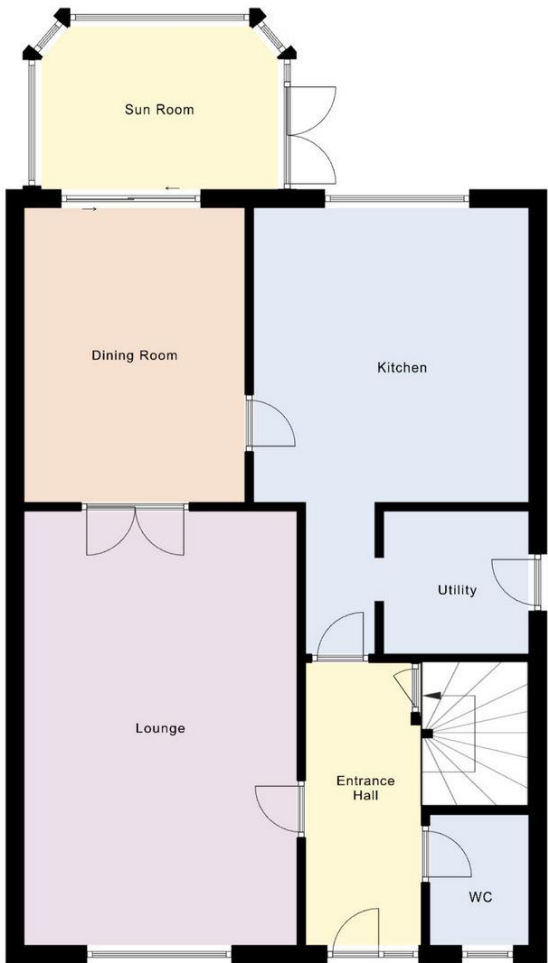
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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		

Tenure: Freehold

Council Tax Band: F



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DRAFT DETAILS

£585,000
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