

Situated in a sought after cul de sac to the west side of Lee on the Solent is this beautifully presented three bedroom detached house which has been tastefully improved by the current owners. The property now boasts a re-fitted kitchen, family bathroom and en suite to the main bedroom. Outside is a well maintained southerly facing garden to the rear and to the front off road parking, garage and side shed.

The Accommodation Comprises
Double glazed front door to:

Entrance Hall:-
Stairs to the first floor, patterned tiled floor, feature glass blocks, under stairs storage cupboard, spot lighting, radiator.

Cloakroom:-
Re-fitted with a wash hand basin set in vanity unit, close coupled WC, radiator, double glazed window to the front.

Lounge:- 23' 1" x 12' 0" (7.04m x 3.66m)
Oak finished engineered flooring, double glazed patio door to the rear garden, UPVC double glazed window to the front elevation, two radiators, spotlighting, stone feature chimney with feature fireplace.

Dining Area:- 10' 10" x 10' 0" (3.30m x 3.05m)
Continuation of matching flooring to the lounge, double glazed window to the rear garden, opening to the kitchen.

Kitchen/ Breakfast Room:- 11' 10" x 8' 10" (3.61m x 2.69m)
Re-fitted with a range of base and eye level units, integrated appliances including washing machine, dishwasher, gas hob and eye-level electric oven. There is under unit lighting and ceiling spotlighting, inset single drainer sink unit with mixer tap, a fitted wine rack, breakfast bar, double glazed window overlooks the rear garden.

First Floor Landing:-
Inset spotlighting, access to loft space with pull down ladder and light.

Bedroom One:- 11' 10" x 10' 0" (3.61m x 3.05m)
Double glazed window to rear elevation, fitted wardrobes with sliding doors, access to eaves through wardrobe, radiator, door to:

En Suite:-
Double glazed window to rear elevation, shower cubicle with splash wall finish, close coupled WC with concealed cistern, wash hand basin in vanity unit, ladder style radiator, tiled flooring.

Bedroom Two:- 15' 4" x 9' 9" (4.67m x 2.97m)
Double glazed window to front and double glazed door to front, large airing cupboard, eaves storage cupboard with light, built-in wardrobe, radiator.

Bedroom Three:- 8' 10" x 9' 9" (2.69m x 2.97m)
Double glazed window to the front elevation, radiator.

Bathroom:-
Velux window, close coupled WC, wash hand basin set in unit with two drawers, panel bath fitted with shower over, glass screen, splash wall detail, ladder style radiator, tiled flooring.

Outside:-
The front of the property there is an area of lawn, flower and shrub borders, enclosed by low brick wall, driveway, side pedestrian access to rear.

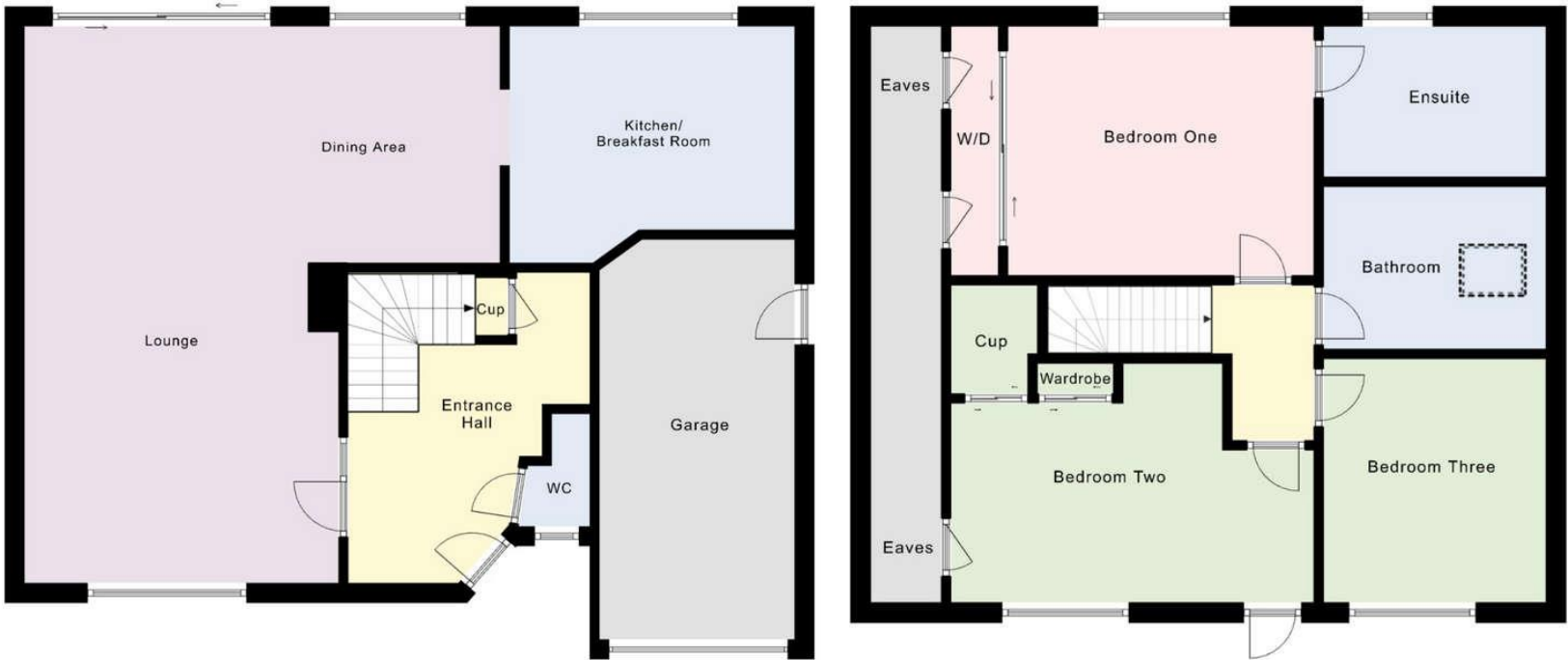
Rear Garden:-
The rear garden is southerly facing, mainly laid to lawn with flower and shrub borders and mature fruit trees, raised bed vegetable plot, patio, shed, outside water tap, power, greenhouse.

Garage:-
Vehicular access to the garage, electric up and over door, side courtesy door, power, light and water connected, boiler.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: F

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DRAFT DETAILS

£615,000
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