

Located on the popular Cherque Farm development at Lee on the Solent is this well presented four bedroom Oak design town house. The property boasts spacious living accommodation arrange over three floors, delightful low maintenance garden, driveway and garage. Offered for sale with no forward chain.

**The Accommodation Comprises**

Obscured window to front elevation and front door to:

**Entrance Hall**

Stairs to first floor, under stairs storage cupboard, consumer unit to wall, tiled flooring.

**Cloakroom**

Close coupled WC, pedestal wash hand basin, extractor fan.

**Dining Room 12' 11" x 11' 7" (3.93m x 3.53m) Plus Bay**  
Bay window to front elevation.

**Kitchen/Breakfast Room 16' 5" x 10' 2" (5.00m x 3.10m)**  
Window and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, integrated electric oven, gas hob with extractor hood over, space for fridge freezer, space for table and chairs.

**First Floor Landing**

Stairs to second floor.

**Lounge 16' 7" x 13' 0" (5.05m x 3.96m) Maximum**  
Two sets of double opening doors to balcony.

**Bedroom Three 12' 2" x 7' 4" (3.71m x 2.23m)**  
Window to rear elevation.

**Bedroom Four 10' 1" x 8' 10" (3.07m x 2.69m) Maximum**  
Window to rear elevation.

**Bathroom 7' 3" x 6' 2" (2.21m x 1.88m)**  
Close coupled WC, pedestal wash hand basin, paneled bath with mixer tap and shower over, extractor fan.

**Second Floor Landing**

Access to loft space, cupboard housing hot water cylinder.

**Bedroom One 14' 0" x 13' 0" (4.26m x 3.96m) Maximum**  
Feature arch window to front elevation, radiator, archway to dressing area with fitted wardrobes and in turn leads to:-

**En Suite 6' 1" x 4' 11" (1.85m x 1.50m)**  
Close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower over, extractor fan.

**Bedroom Two 14' 0" x 10' 2" (4.26m x 3.10m) Maximum**  
Feature arch window to rear elevation.

**Outside**

The rear garden is enclosed with paneled fencing, artificial lawn & shingled area with shrubs. Rear pedestrian access with gate leading to parking and garage.

**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>







Tenure: Freehold

Council Tax Band: E

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Offers Over £395,000

Westland Drive, Lee-On-The-Solent, PO13 8GJ

\*DRAFT DETAILS\*

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