

Situated on the popular Cherque Farm development within Lee-on-the-Solent is this impressive double fronted detached family home benefiting from four well proportioned bedrooms, two en suites, ample living accommodation and a detached double garage.

**The Accommodation Comprises**

Front door to:

**Spacious Entrance Hall**

Two storage cupboards with double opening doors, stairs to first floor, solid oak flooring, double opening doors to:

**Lounge 16' 10" x 11' 11" (5.13m x 3.63m) plus bay window**

Bay window to front elevation, living flame gas fireplace with modern surround, solid oak flooring.

**Study 12' 0" x 8' 2" (3.65m x 2.49m) plus bay window**

Bay window to front elevation, solid oak flooring.

**Open Plan Kitchen/Dining/Family Room 22' 9" x 16' 0" (6.93m x 4.87m) maximum measurements**

Windows to side and rear elevations, double opening doors to rear garden, inset spotlighting, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, integrated double electric oven, gas hob with extractor hood over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, under unit lighting, tiled flooring, radiator, opening to:

**Dining Area**

Solid oak flooring, windows and double opening doors to:

**Conservatory 10' 3" x 9' 2" (3.12m x 2.79m)**

Windows and double opening doors to rear garden.

**Utility Room 8' 0" x 6' 11" (2.44m x 2.11m)**

Window and door to rear garden, fitted with a range of base cupboards and matching eye level units, recess and plumbing for washing machine, single drainer sink unit with mixer tap.

**First Floor Landing**

Access to loft space.

**Bedroom One 16' 11" x 12' 2" (5.15m x 3.71m)**

Window to front elevation, opening to:

**Dressing Area 9' 8" x 7' 2" (2.94m x 2.18m) maximum measurements**

Window to rear elevation, a range of built in wardrobes, door to:

**En Suite**

Obscured window to rear elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower.

**Bedroom Two 12' 2" x 9' 8" (3.71m x 2.94m) maximum measurements**

Window to front elevation, door to:

**En Suite**

Obscured window to side elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower.

**Bedroom Three 12' 2" x 9' 8" (3.71m x 2.94m)**

Window to rear elevation, built in wardrobes.

**Bedroom Four 10' 6" x 10' 3" (3.20m x 3.12m)**

Window to front elevation.

**Bathroom**

Obscured window to rear elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, tiled flooring.

**Outside**

The rear garden is enclosed by wooden panelled fencing and mature shrubs, primarily laid to lawn with two patio areas, raised beds. To the front of the property there is a driveway providing off road parking and access to double garage with power and light connected, lawned garden and side pedestrian access to rear.

**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             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Freehold

Council Tax Band: F

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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.

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\*DRAFT DETAILS\*

£665,000

Firefly Close, Lee-On-The-Solent, PO13 8FY

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