

Located on the popular Cherque Farm development in Lee-on-Solent is this modern detached four bedroom home benefitting from garage and driveway, conservatory and enclosed rear garden.

The Accommodation Comprises

Composite front door with obscured UPVC double glazed side panel to:

Entrance Hall

Stairs to first floor, radiator, under stairs storage cupboard, storage cupboard, thermostat control to wall.

Cloakroom

Radiator, close coupled WC, pedestal wash hand basin with mixer tap, tiled splash back.

Lounge 21' 2" x 11' 5" (6.45m x 3.48m) plus bay

Double aspect with UPVC double glazed windows to front and side elevations, two radiators, feature modern electric fireplace with marble inset and hearth, attractive surround.

Open Plan Kitchen/Dining Room 21' 10" x 11' 7" (6.65m x 3.53m)

Kitchen Area

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, wood work surface, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, space for range-style oven, integrated fridge, two radiators, door to utility room.

Dining Area

Tiled flooring, double aspect with UPVC double glazed window to front elevation and bi-folding double glazed doors to conservatory.

Utility Room 6' 9" x 6' 5" (2.06m x 1.95m)

Obscured UPVC double glazed door to rear of property, base cupboards and eye level units, cupboard housing fridge/freezer, wall mounted boiler, heating controls to wall, radiator, continuation of tiled flooring, stainless steel sink unit with mixer tap, recess and plumbing for washing machine.

Conservatory 11' 11" x 10' 4" (3.63m x 3.15m)

Glass roof, UPVC double glazed windows and double opening doors to rear garden, wooden flooring.

First Floor Landing

Access to loft space, radiator, cupboard housing hot water system.

Bedroom One 13' 3" x 11' 9" (4.04m x 3.58m) plus wardrobe

Double aspect with UPVC double glazed windows to front and side elevations, radiator, range of built in wardrobes, door to:

En Suite 7' 7" x 5' 6" (2.31m x 1.68m) maximum measurements

Close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, radiator, extractor fan, obscured UPVC double glazed window to front elevation.

Bedroom Two 12' 2" x 11' 7" (3.71m x 3.53m)

Double aspect with UPVC double glazed windows to front and side elevations, radiator.

Bedroom Three 11' 2" x 9' 1" (3.40m x 2.77m) maximum measurements

UPVC double glazed window to side elevation, radiator.

Bedroom Four 8' 10" x 7' 11" (2.69m x 2.41m)

UPVC double glazed window to side elevation, radiator, storage cupboard.

Bathroom

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, tiling to wall, obscured UPVC double glazed window to rear elevation, radiator.

Outside

The main garden is set to the side of the property and enclosed by panelled fencing and brick wall, mainly laid to lawn with shrubs, bushes and flowers to borders, mature trees, patio area, outside water tap, gate providing access to the rear driveway, further gardens to the front and right hand side of the property, garage located to the rear with access via driveway.

General Information

Construction – Traditional

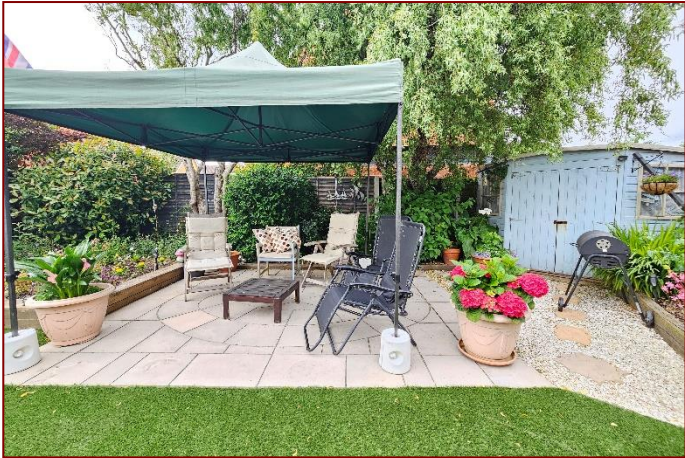
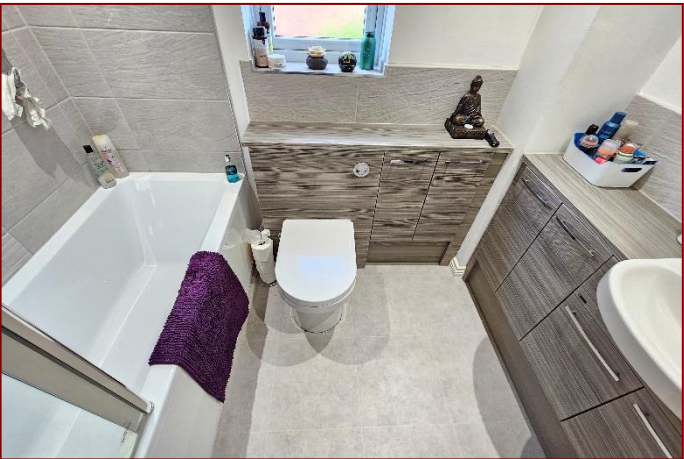
Water Supply - Water meter, Portsmouth Water

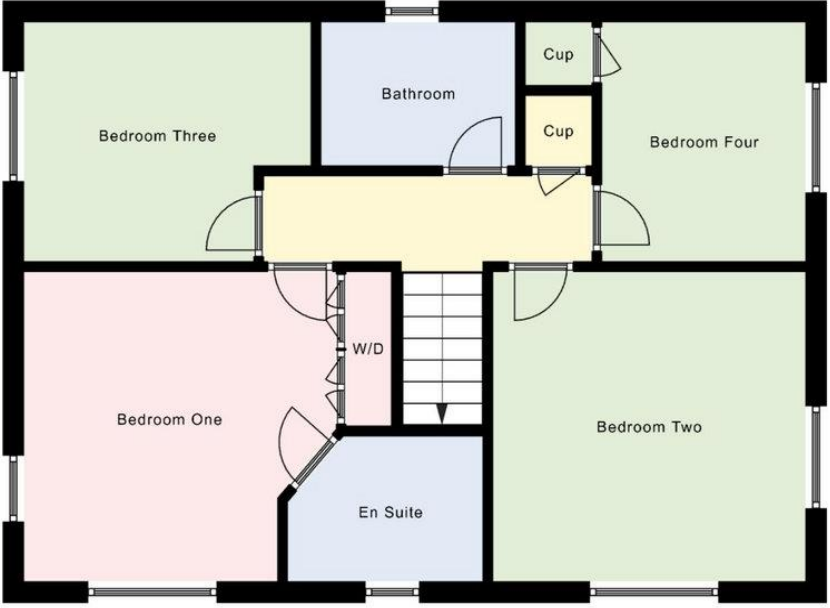
Electric Supply - Scottish Power

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		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£530,000
Westland Drive, Lee-On-The-Solent, PO13 8GH

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT