

A superbly presented and much improved Oak design home located on the popular Cherque Farm development and boasts four bedrooms and a well maintained garden.

**The Accommodation Comprises**

Composite front door with obscured window to front elevation.

**Sitting/Dining Room 16' 6" x 15' 2" into bay (5.03m x 4.62m)**

UPVC triple glazed bay window to front elevation, radiator, storage cupboard with sliding doors.

**Inner Hall**

Stairs to first floor, storage cupboard.

**Utility Room 6' 5" x 5' 2" (1.95m x 1.57m)**

Close coupled WC, pedestal wash hand basin, space and plumbing for washing machine, storage cupboard, shelving to wall.

**Kitchen/Breakfast Room 16' 6" x 10' 4" (5.03m x 3.15m)**

UPVC triple glazed 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 dishwasher, space for oven, hob, extractor hood over, space for fridge/freezer, Oak breakfast bar, wine racks, radiator.

**First Floor Landing**

Stairs to second floor.

**Lounge 16' 6" x 13' 2" maximum (5.03m x 4.01m)**

Two sets of UPVC triple glazed double opening doors to balcony, radiator.

**Bedroom Three 12' 7" x 4' 7" (3.83m x 1.40m)**

UPVC triple glazed window to rear elevation, radiator.

**Bedroom Four 10' 3" maximum x 8' 11" (3.12m x 2.72m)**

UPVC triple glazed window to rear elevation, radiator.

**Bathroom**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mixer tap and shower over, extractor fan, ladder style radiator.

**Second Floor Landing**

Access to loft space, cupboard housing hot water cylinder.

**Bedroom One 13' 2" x 12' 11" maximum (4.01m x 3.93m)**

UPVC triple glazed feature arch window to front elevation, radiator, built in wardrobes, door to:

**Jack & Jill En Suite**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower over, extractor fan, ladder style radiator.

**Bedroom Two 14' 0" x 10' 5" maximum (4.26m x 3.17m)**

UPVC triple glazed feature arch window to rear elevation, radiator, door to Jack & Jill en suite.

**Outside**

The rear garden is well maintained and enclosed by panelled fencing, laid to artificial grass, seating areas, rear pedestrian access. To the front of the property is a further small garden and the driveway and garage are located next to the adjoining neighbours property.

**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/>

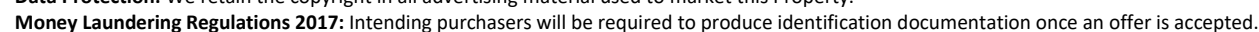
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Approximate Area = 1442 sq ft / 133.9 sq m  
Garage = 198 sq ft / 18.3 sq m  
Total = 1640 sq ft / 152.2 sq m

For identification only - Not to scale



Offers in the Region Of £425,000  
Magister Drive, Lee-On-The-Solent, PO13 8GE

**\*DRAFT DETAILS\***

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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