

This stylish five bedroom home is located on the popular Cherque Farm development at Lee on the Solent and is within close proximity to both the seafront and Alver Valley. The Hawthorn is one of Persimmon homes most attractive properties with the double fronted elevation and feature balcony over the front door. This impressive home also enjoys delightful gardens and a detached double garage.

The Accommodation Comprises
Composite front door to:

Entrance Hall
Flat ceiling, solid wood flooring, obscured double glazed side panels to front elevation, radiator, stairs to first floor.

Cloakroom
Flat ceiling with extractor fan, close coupled WC, wash hand basin with mixer tap and tiled splash back, tiled flooring, radiator.

Lounge 17' 4" x 10' 10" (5.28m x 3.30m)
Modern inset fireplace, flat ceiling, UPVC double glazed windows to front and side elevations, two radiators.

Dining Room 17' 6" x 8' 10" (5.33m x 2.69m)
Flat ceiling, UPVC double glazed windows to front elevation, radiator, door to:

Kitchen 13' 3" x 11' 7" (4.04m x 3.53m)
Flat ceiling, UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, integrated dishwasher, one and a half bowl single drainer sink unit with mixer tap, integrated eye level double electric Hotpoint oven, integrated fridge and freezer, radiator, opening to:

Sitting Area 10' 4" x 8' 10" (3.15m x 2.69m)
Flat ceiling, radiators, UPVC double glazed bi folding doors to rear garden.

Utility room 9' 2" x 5' 1" (2.79m x 1.55m)
Flat ceiling, extractor fan, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, single drainer sink unit, obscured UPVC double glazed window to rear elevation, space and plumbing for washing machine, cupboard housing boiler, UPVC double glazed door to side of property, fuse box to wall.

First Floor Landing
Flat ceiling, stairs to second floor, UPVC double glazed double opening doors to balcony, radiator.

Bedroom Two 11' 9" x 10' 10" (3.58m x 3.30m)
Flat ceiling, UPVC double glazed window to front elevation, radiator, door to:

En Suite
Flat ceiling, obscured UPVC double glazed window to side elevation, double shower cubicle with mains shower, close coupled WC, pedestal wash hand basin, ladder style radiator.

Bedroom Three 10' 11" x 10' 6" (3.32m x 3.20m)
Flat ceiling, UPVC double glazed window to rear elevation, radiator.

Bedroom Four 12' 3" x 9' 3" (3.73m x 2.82m)
Flat ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Five 11' 11" x 10' 6" (3.63m x 3.20m) Maximum
Flat ceiling, UPVC double glazed window to rear elevation, radiator.

Bathroom
Flat ceiling, obscured UPVC double glazed window to rear elevation, panelled bath with tiled surround, close coupled WC, pedestal wash hand basin, ladder style radiator, tiled flooring.

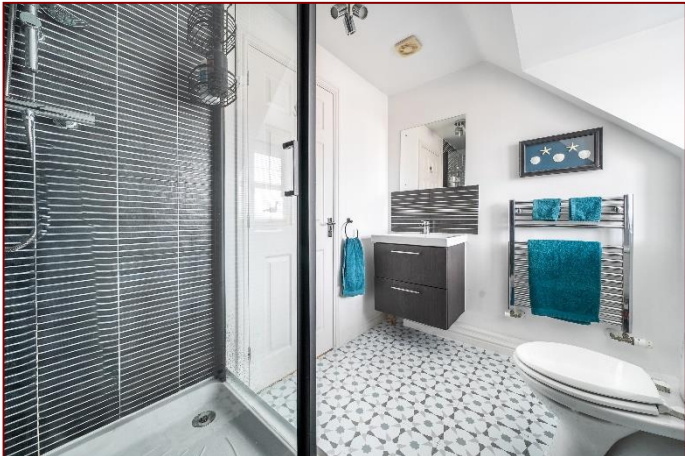
Second Floor Landing
Access to loft space, cupboard housing heating system, radiator.

Bedroom One 29' 4" x 17' 3" (8.93m x 5.25m) Maximum
Flat ceiling, three Velux windows, UPVC double glazed window to front elevation, three radiators, access to eave storage.

Dressing Area
Built-in wardrobes, door to:

En Suite
Flat ceiling, extractor fan, obscured UPVC double glazed window to front elevation with deep window sill, close coupled WC, wash hand basin set in vanity draws unit, double shower cubicle with mains shower, tiled flooring, eave storage, radiator.

Outside
The rear garden is a delightful feature of the home, enclosed by panelled fencing, mainly laid to lawn with decking area, flowers, shrubs and trees to borders, courtesy door to garage. To the front of the property there is off-road parking for numerous vehicles, front garden and detached double garage.



Proctor Drive, Lee-on-the-Solent, PO13

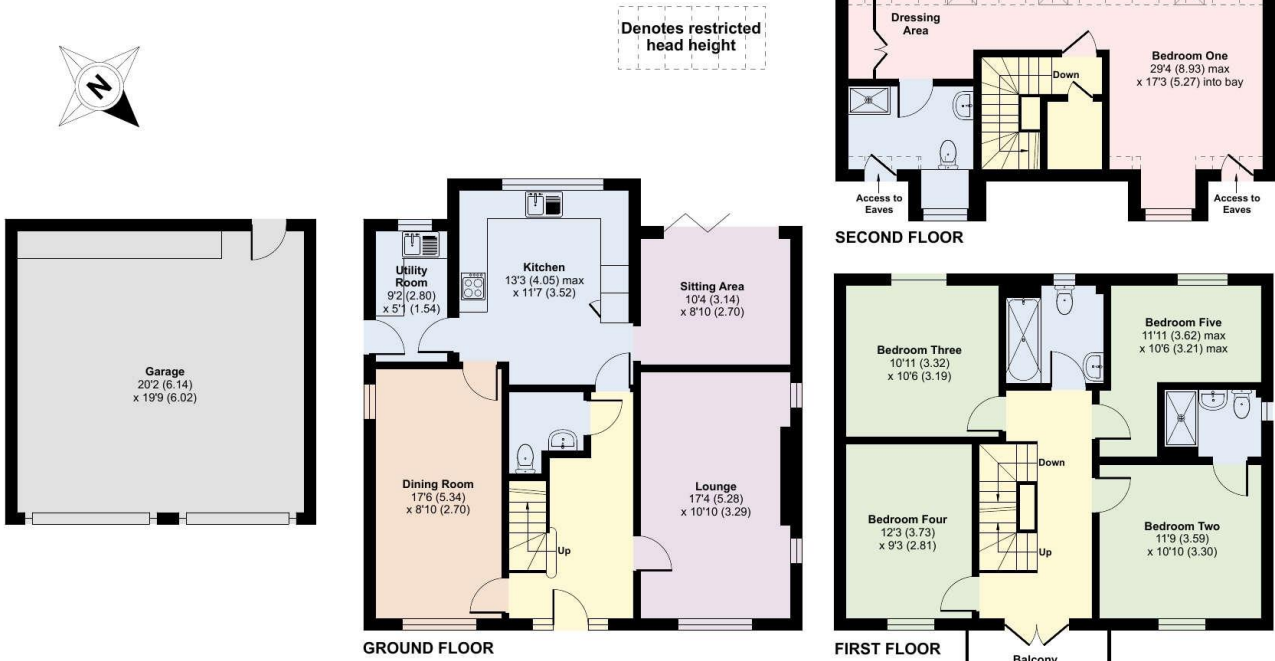
Approximate Area = 1852 sq ft / 172 sq m
Limited Use Area(s) = 95 sq ft / 8.8 sq m
Garage = 398 sq ft / 36.9 sq m
Total = 2345 sq ft / 217.7 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	82 B

Tenure: Freehold

Council Tax Band: F



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1217190

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DRAFT DETAILS

£630,000
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