

This well presented and extended detached property is located in the sought after west side of Lee on the Solent. The property benefits from an open plan kitchen/dining/family room and generous size enclosed garden to the rear.

The Accommodation Comprises

UPVC double glazed front door with double glazed side panels to:

Entrance Hall

Flat and coved ceiling, tiled flooring, under stairs storage cupboard, radiator, stairs to first floor.

Lounge 21' 5" x 12' 4" (6.52m x 3.76m) maximum measurements

Flat and coved ceiling, UPVC double glazed window to front elevation, tiled flooring, UPVC double glazed bi-folding doors to dining area, modern electric inset fireplace, radiator.

Kitchen/Dining Room

An impressive open space overlooking the rear garden, two sets of UPVC double glazed double opening doors to rear, contemporary style vertical radiators.

Kitchen Area 22' 10" x 13' 8" (6.95m x 4.16m)

Inset spotlighting, Velux window, fitted with a modern range of base cupboard and eye level units, central island, single bowl sink and drainer unit with mixer tap, integrated washing machine and dishwasher, space for American-style fridge/ freezer, built-in oven and electric hob with extractor hood over, tiled flooring.

Dining Area 12' 9" x 8' 6" (3.88m x 2.59m)

Continuation of tiled flooring and inset spotlighting, space for dining table, further Velux window.

Landing

UPVC double glazed window to front elevation, built-in airing cupboard with shelving, access to loft space.

Bedroom One 12' 5" x 10' 2" (3.78m x 3.10m) plus wardrobe and recess

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobes with hanging space and shelving.

Bedroom Two 13' 11" x 8' 10" (4.24m x 2.69m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, wardrobe to remain.

Bedroom Three 12' 5" x 8' 7" (3.78m x 2.61m)

Flat and coved ceiling, UPVC double glazed window to front elevation, radiator.

Bathroom 9' 1" x 5' 4" (2.77m x 1.62m)

Double shower cubicle, panelled bath, wash hand basin, close coupled WC, tiled walls and flooring, feature skylights and inset spotlighting.

Outside

The rear garden is a delightful feature of the home, mainly laid to lawn with a fine array of flowers, shrubs and mature trees to borders, decked entertaining/ seating area. To the front of the property is a gravelled in and out driveway, enclosed by brick wall, access to garage and pedestrian access to rear garden via gate.

General Information

Construction - Traditional

Water Supply - Mains

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>

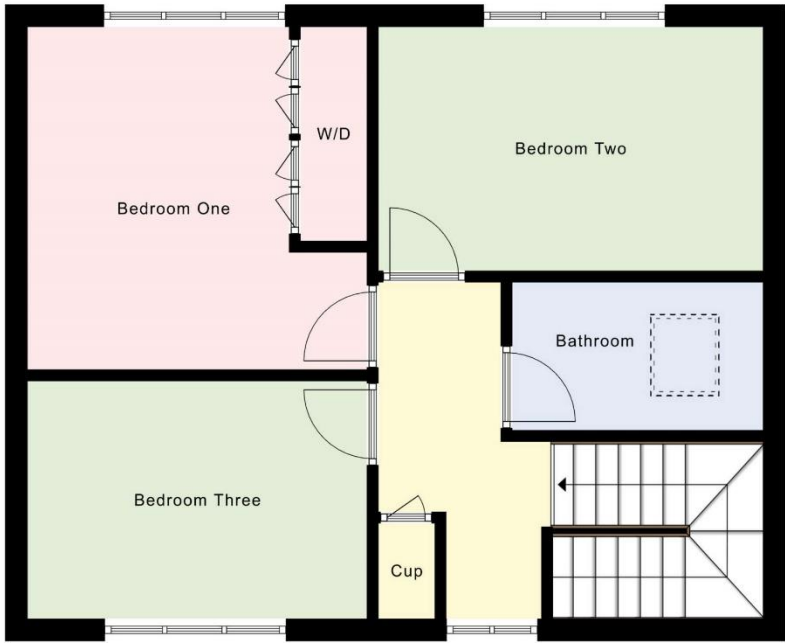




Tenure: Freehold

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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DRAFT DETAILS

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