

This immaculately presented four bedroom detached house is situated in a delightful area of Lee on the Solent and positioned in a cul de sac location. The property has been vastly improved by the current owners and provides ample living accommodation, integral garage, en suite to main bedroom and a lovely enclosed garden which wraps around the property.

The Accommodation Comprises
Front door to:

Entrance Hall
UPVC double glazed window to side elevation, two radiators, glass panelled staircase to first floor, under stairs storage cupboard, consumer unit to wall.

Cloakroom
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, radiator.

Lounge 14' 6" x 10' 10" (4.42m x 3.30m)
UPVC double glazed windows to front and side elevations, fitted shutters, radiator, coved ceiling, feature gas fireplace.

Dining Room 10' 11" x 10' 9" (3.32m x 3.27m)
UPVC double glazed double opening doors to rear garden with blinds, coved ceiling, radiator.

Kitchen 14' 8" x 12' 0" (4.47m x 3.65m)
UPVC double glazed window to rear elevation, flat ceiling, fitted with a modern range of base cupboards and matching eye level units, matching island with breakfast bar, one and a half bowl sink and drainer unit with mixer tap, integrated appliances to include; Neff induction hob with feature splashback, eye level double oven, microwave, washing machine, slim line dishwasher, wine cooler, door to rear garden.

Landing
Access to loft space with pull down ladder.

Bedroom One 13' 7" maximum x 10' 11" plus recess (4.14m x 3.32m)
UPVC double glazed window to front elevation, fitted shutters and integral black-out blinds, flat ceiling, built-in wardrobes, radiator, door to:

En Suite 6' 0" x 6' 4" narrowing to 3' 7" (1.83m x 1.93m)
Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, shower cubicle with mains shower over, ladder style radiator, extractor fan.

Bedroom Two 12' 2" x 11' 0" (3.71m x 3.35m)
UPVC double glazed window to rear elevation, fitted shutters, built-in wardrobes, radiator.

Bedroom Three 11' 7" plus wardrobe x 8' 4" (3.53m x 2.54m)
UPVC double glazed window to front elevation, fitted shutters and integral black-out blinds, built-in wardrobe, radiator.

Bedroom Four 10' 3" maximum x 8' 6" (3.12m x 2.59m)
UPVC double glazed window to rear elevation, fitted shutters, radiator.

Bathroom 8' 6" x 5' 10" (2.59m x 1.78m) maximum measurements
UPVC double glazed window to rear elevation, close coupled WC, floating wash hand basin, free standing bath with mixer tap and shower head attachment, corner shower cubicle with mains shower, heated towel rail.

Outside
To the rear is a well maintained landscaped garden which wraps around the property and is mainly laid to lawn, patioed areas, foliage and shrubs to borders, water feature, green house, shed, garden pod with a heated lamp and power, outside tap and access to front of property via side gate. The front of the property benefits from further garden laid to shingle with bushes and trees, pathway to side gate, off road parking, and access to an integral garage.

Garage 18' 0" x 8' 1" (5.48m x 2.46m)
Electric roller door, boiler to wall, power, lighting, utility area with space and plumbing for washing machine, courtesy fire door to entrance hall.

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

Tenure: Freehold

Council Tax Band: E



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DRAFT DETAILS

£505,000
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