

This attractive five bedroom Hawthorn style family home is situated on the popular Cherque Farm development at Lee on the Solent. The property has been immaculately maintained and improved by the current owners and benefits from accommodation over three floors with an impressive master suite occupying the top floor. The property also has the advantage of a driveway for numerous vehicles and detached double garage.

**The Accommodation Comprises**

Composite front door to:

**Entrance Hall**

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

**Cloakroom**

Close coupled WC, wash hand basin, extractor fan, radiator.

**Lounge 17' 5" x 10' 10" (5.30m x 3.30m)**

Three UPVC double glazed windows to front and side elevations, gas fireplace with decorative surround, flat ceiling, radiator.

**Dining Room 17' 0" x 9' 3" (5.18m x 2.82m)**

UPVC double glazed dual aspect windows to front and side elevations, flat ceiling, radiator.

**Kitchen/Breakfast Room 13' 2" maximum x 12' 4" (4.01m x 3.76m)**

Redesigned and modernised kitchen fitted with a range of high gloss base cupboards and matching eye level units, under counter lighting, matching island with breakfast bar, Quartz work surface with matching upstands, Karndean flooring, full length fridge and freezer, double eye level oven, Bosch gas hob with extractor hood over, twin sink and drainer unit with mixer tap, integrated dishwasher, radiator, flat ceiling, downlights, UPVC double glazed window to rear elevation, double opening doors to rear garden.

**Utility Room 9' 3" x 5' 3" (2.82m x 1.60m)**

UPVC window to rear elevation, double glazed door accessing rear garden and garage, fitted with base cupboards, space and plumbing for washing machine, single stainless steel sink and drainer unit with mixer tap, Karndean flooring.

**First Floor Landing**

Double opening doors to balcony, stairs to second floor.

**Bedroom Two 11' 10" x 11' 0" (3.60m x 3.35m)**

UPVC double glazed window to front elevation, flat ceiling, radiator, door to:

**En Suite**

Obscured UPVC double glazed window side elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, partial tiling to walls.

**Bedroom Three 10' 4" x 9' 4" (3.15m x 2.84m) plus wardrobes**

UPVC double glazed window to front elevation, flat ceiling, fitted wardrobes with sliding doors, radiator.

**Bedroom Four 10' 11" x 10' 5" (3.32m x 3.17m)**

UPVC double glazed window to rear elevation, flat ceiling, radiator.

**Bedroom Five 11' 7" maximum x 10' 6" (3.53m x 3.20m)**

UPVC double glazed window to rear elevation, flat ceiling, radiator.

**Bathroom**

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and shower head attachment, extractor fan.

**Second Floor Landing**

Airing cupboard housing hot water cylinder.

**Bedroom One 17' 6" x 15' 9" (5.33m x 4.80m) maximum measurements**

Two Velux windows to rear elevations, Dorma window to front elevation, access to eaves, access to loft, archway to:

**Dressing Room 10' 11" x 8' 2" (3.32m x 2.49m) maximum measurements**

Velux window to rear elevation, access to eaves, fitted wardrobes, door to:

**En Suite**

UPVC double glazed Dorma window to front elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with rainfall shower and additional hand held attachment, ladder style radiator, tiling to walls, access to eaves.





Outside

Beautifully presented rear garden enclosed by wood panel fencing, laid to pet friendly artificial lawn with patio areas, pathway through a timber Pergola with underlighting leading to a decking area with space for outside furniture, rockery with a pond, lighting and water feature, established bushes and foliage, side gate access to the front on both sides of the garden, outside tap, two power points one located by the decking area, door to double garage. The front of the property benefits a driveway providing ample parking, double garage, further lawn with shrubbery and foliage.

Double Garage 20' 2" x 20' 0" (6.14m x 6.09m)

Two up and over doors, courtesy door to rear garden, power and lighting, space for tumble dryer and extra fridge/freezer, access to eaves storage.

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		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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

Approximate Area = 1884 sq ft / 175 sq m  
Limited Use Area(s) = 121 sq ft / 11.2 sq m  
Garage = 402 sq ft / 37.3 sq m  
Total = 2407 sq ft / 223.5 sq m  
For identification only - Not to scale



\*DRAFT DETAILS\*

£625,000  
Magister Drive, Lee-On-The-Solent, PO13 8GE

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