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 UPCV 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.

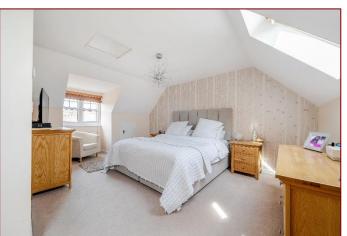




























THE INDEPENDENT ESTATE AGENT

#### 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



Tenure: Freehold Council Tax Band: F

# 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



**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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