

Situated close to Alver valley country park, near local shops and within one mile of the beach is this delightful, detached family home providing ideal family living accommodation. Set with in a pleasant cul de sac, the property benefits from an open plan kitchen/dining room, four well proportioned bedrooms, three of which have direct en-suite access. Outside the property enjoys an enclosed and establish rear garden, whilst to front there is a double garage and ample off-road parking.

**The Accommodation Comprises**

UPVC double glazed front door with side window to:

**Entrance Hall**

Radiator, stairs to first floor.

**Cloakroom**

UPVC double glazed obscured window to side elevation, close coupled WC, pedestal wash hand basin, radiator, tile flooring.

**Lounge 16' 2" x 11' 5" (4.92m x 3.48m)**

UPVC double glazed window to front elevation, double opening doors to hallway, fireplace with gas and electric points, double opening doors to:

**L-Shaped Kitchen/Dining Room 26' 3" x 17' 5" max (7.99m x 5.30m)**

**Kitchen Area**

Fitted with a range of base cupboards and matching eye level units, stainless steel single drainer sink unit with mixer tap, integrated double electric oven, gas hob with extractor hood over, recess and plumbing for dishwasher, island unit, space for fridge/freezer, UPVC double glazed windows to rear and side elevations, radiator, door to utility.

**Dining Area**

Coved ceiling, inset spotlighting, radiator, UPVC double glazed double opening doors and windows to conservatory.

**Utility Room**

UPVC double glazed door to side of the property, base cupboards and eye level units, recess and plumbing for washing machine and tumble dryer, stainless steel sink unit with mixer tap, wall mounted boiler, radiator.

**Conservatory 14' 3" x 13' 4" (4.34m x 4.06m) maximum measurements**

Glass roof, UPVC double glazed windows and double opening doors to rear garden.

**Study 10' 5" x 8' 1" (3.17m x 2.46m)**

Inset spotlighting, UPVC double glazed window to front elevation, access to loft space, radiator.

**Landing**

Airing cupboard, access to partially boarded loft space with ladder.

**Bedroom One 14' 11" x 11' 10" (4.54m x 3.60m) maximum measurements**

UPVC double glazed window to front elevation, built-in wardrobes, radiator, door to:

**En Suite**

Obscure UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, corner shower cubicle with main shower, tile flooring.

**Bedroom Two 13' 3" x 11' 3" (4.04m x 3.43m) maximum measurements**

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

**Jack & Jill En Suite**

Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, shower cubicle with main shower, ladder style radiator, tiled flooring, door providing access to bedroom four.

**Bedroom Three 13' 0" x 8' 3" (3.96m x 2.51m)**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Four 11' 7" x 10' 8" (3.53m x 3.25m) maximum measurements**

UPVC double glazed window to rear elevation, built-in wardrobe, radiator.





Bathroom

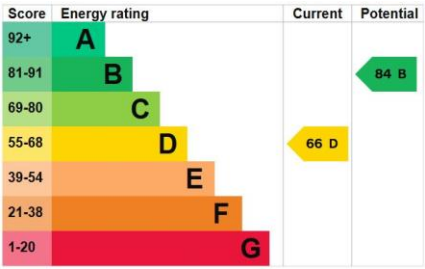
Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap and hand held shower attachment and mains shower over, radiator, extractor fan.

Outside

To the front of the property there is a driveway providing ample off-road parking, twin remote control doors providing vehicular access to a double garage with power and light connected, front garden laid to slate chippings with shrubs, side access to both sides and leading to the garden. The rear garden is enclosed by wood panelled fencing, primarily laid to lawn with flower borders, mature shrubs and trees, patio, outside lighting and tap.

General Information

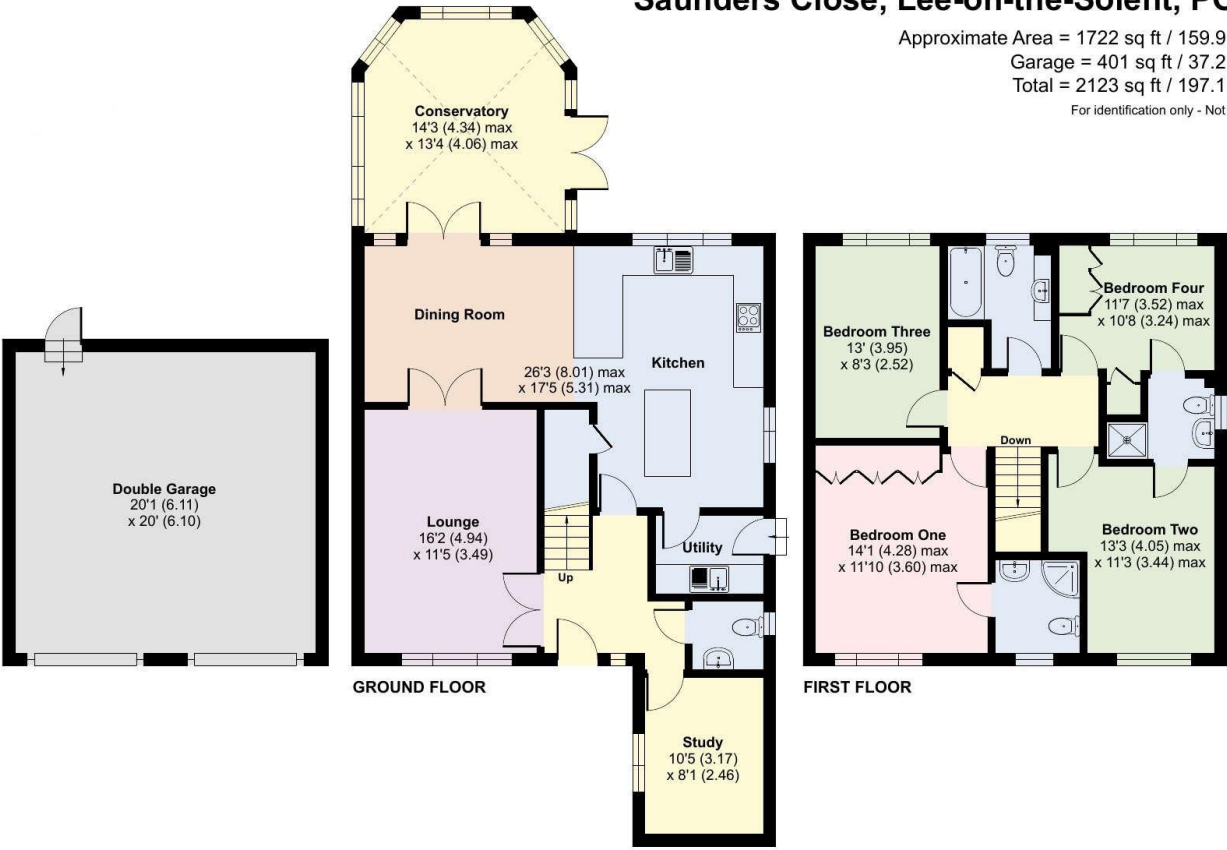
Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1263102

Saunders Close, Lee-on-the-Solent, PO13

Approximate Area = 1722 sq ft / 159.9 sq m  
Garage = 401 sq ft / 37.2 sq m  
Total = 2123 sq ft / 197.1 sq m  
For identification only - Not to scale



Tenure: Freehold

Council Tax Band: F

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\*DRAFT DETAILS\*

£599,995  
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