

Beautifully presented four bedroom detached house which has been extended to the side and rear providing spacious living accommodation. The property also has benefits from a garage and driveway along with a pleasant enclosed garden.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**  
Stairs to first floor, radiator, coved ceiling, under stairs storage cupboard.

**Cloakroom**  
Obscured UPVC double glazed window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, tiled flooring, ladder style radiator.

**Lounge 14' 4" x 12' 11" (4.37m x 3.93m)**  
Coved ceiling, UPVC double glazed window to front elevation, radiator, double opening glazed doors to dining area, marble fireplace with inset electric fireplace.

**Kitchen 11' 10" x 8' 10" (3.60m x 2.69m)**  
Coved ceiling, UPVC double glazed windows to side and rear elevations, UPVC double glazed door to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, single bowl stainless steel sink and drainer unit with mixer tap, integrated appliances to include electric oven, induction hob, dishwasher, washing machine, fridge, floor mounted boiler, tile flooring, door to:

**Dining/Sitting Room 23' 0" x 16' 2" (7.01m x 4.92m) maximum measurements**

**Dining Area**  
Coved ceiling, radiator, double opening glazed doors to lounge.

**Sitting Area**  
Double aspect UPVC double glazed windows to side and rear elevations, sliding door to rear garden, feature exposed brick wall.

**Study 9' 6" x 4' 7" (2.89m x 1.40m)**  
UPVC double glazed window to front elevation.

**Landing**  
UPVC double glazed window to side elevation, access to loft space, airing cupboard with slatted shelving and housing hot water tank.

**Bedroom One 15' 1" x 10' 7" (4.59m x 3.22m) maximum measurements**  
Coved ceiling, UPVC double glazed window to front elevation, radiator.

**Bedroom Two 12' 1" x 10' 6" (3.68m x 3.20m) maximum measurements**  
UPVC double glazed window to rear elevation, radiator, coved ceiling, built-in wardrobes and desk unit with storage below, inset book shelving.

**Bedroom Three 10' 7" x 9' 3" (3.22m x 2.82m) maximum measurements**  
UPVC double glazed window to front elevation, radiator, built-in storage cupboards and work surface with storage cupboards above.

**Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)**  
Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, tiled floor and walls, ladder style radiator.

**Bedroom Four 9' 3" x 7' 1" (2.82m x 2.16m)**  
UPVC double glazed window to rear elevation, radiator, coved ceiling.

**Outside**  
The rear garden is delightful feature the home, enclosed by wall and fencing, primarily laid to lawn with flower and shrub borders, timber storage shed, garage with metal up and over door, patio area, power and light connected. To the front of the property there is a further attractive garden laid to lawn, enclosed by hedging, off-road parking which continues to the side of the property and provides access to the garage.

**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+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>	69 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Tenure: Freehold

Council Tax Band: E



**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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.  
**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



\*DRAFT DETAILS\*

£485,000  
Compton Close, Lee-On-The-Solent, PO13 8JP

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT