

A rarely available five bedroom detached house situated in a delightful cul de sac in Lee on the Solent with accommodation arranged over three floors. The property benefits from three en-suite bedrooms, tandem garage and mature enclosed garden.

The Accommodation Comprises

Double glazed front door to;

Entrance Hall

Flat and coved ceiling, tiled flooring, stairs to first floor.

Cloakroom

Flat ceiling, obscured UPVC double glazed window to front elevation, tiling to half wall, consumer box to wall, close coupled WC, pedestal wash hand basin, continuation of tiled flooring, radiator.

Lounge 15' 0" x 14' 11" (4.57m x 4.54m) maximum measurements

Flat and coved ceiling, two UPVC double glazed windows to front elevation, three radiators, living flame gas fireplace with marble effect back, marble hearth and decorative surround, laminate flooring.

Kitchen 13' 3" x 13' 3" (4.04m x 4.04m) maximum measurements

Flat ceiling, UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl single drainer sink unit with mixer tap, recess and plumbing for dishwasher, integrated double oven, space for fridge and freezer, under stairs storage cupboard, tiled flooring, radiator, space for table.

Utility Room 5' 11" x 5' 7" (1.80m x 1.70m) maximum measurements

Flat ceiling, double glazed door to rear garden, boiler to wall, base cupboard unit, recess and plumbing for washing machine and tumble dryer, single drainer sink unit with mixer tap, tiled surround, tiled flooring, radiator.

Dining Room 10' 9" x 9' 11" (3.27m x 3.02m)

Flat and coved ceiling, laminate flooring, radiator, UPVC double glazed double opening doors to;

Conservatory 14' 9" x 9' 2" (4.49m x 2.79m)

Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden, laminate flooring.

First Floor Landing

Flat ceiling, UPVC double glazed window to rear elevation, radiator, stairs to second floor.

Bedroom Two 15' 0" x 10' 9" (4.57m x 3.27m) maximum measurements, plus wardrobes

Flat ceiling, three UPVC double glazed windows to front elevation, two radiators, two built-in wardrobes, door to;

En Suite 5' 4" x 5' 0" (1.62m x 1.52m)

Flat ceiling, obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, tiled walls, tiled flooring, shaver point, extractor fan.

Bedroom Three 10' 1" x 10' 0" (3.07m x 3.05m) plus wardrobe

Flat ceiling, UPVC double glazed window to rear elevation, built-in wardrobe, door to;

En Suite 6' 6" x 4' 8" (1.98m x 1.42m) plus shower cubicle

Flat ceiling, obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, tiled walls, shaver point, extractor fan, shower cubicle with mains shower, tiled flooring, radiator.

Bedroom Five 10' 5" x 9' 5" (3.17m x 2.87m)

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

Family Bathroom 8' 4" x 5' 4" (2.54m x 1.62m) maximum measurements

Flat ceiling, obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, tiled floor, tiled walls, radiator, extractor fan.

Second Floor Landing

Flat ceiling, Velux window.

Bedroom One 12' 5" x 11' 2" (3.78m x 3.40m) plus dressing area

Flat ceiling, Velux window to rear elevation with views of Alver Valley, radiator, cupboard housing heating system and hanging rail, dressing area with built-in wardrobes and radiator, door to;

En Suite 11' 1" x 5' 11" (3.38m x 1.80m)

Flat ceiling, obscured UPVC double glazed feature porthole style window to front elevation, tiled walls, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, shower cubicle with mains shower, tiled flooring, radiator.

Bedroom Four 11' 2" x 10' 1" (3.40m x 3.07m) plus recess

Flat ceiling, access to loft space, UPVC double glazed window to front elevation, Velux window, radiator.

Outside

The rear garden is enclosed and mainly laid to lawn with mature shrubs and bushes to borders, decking and patio areas, fish pond, courtesy door to garage. To the front of the property is a driveway providing off road parking which leads to the tandem garage.



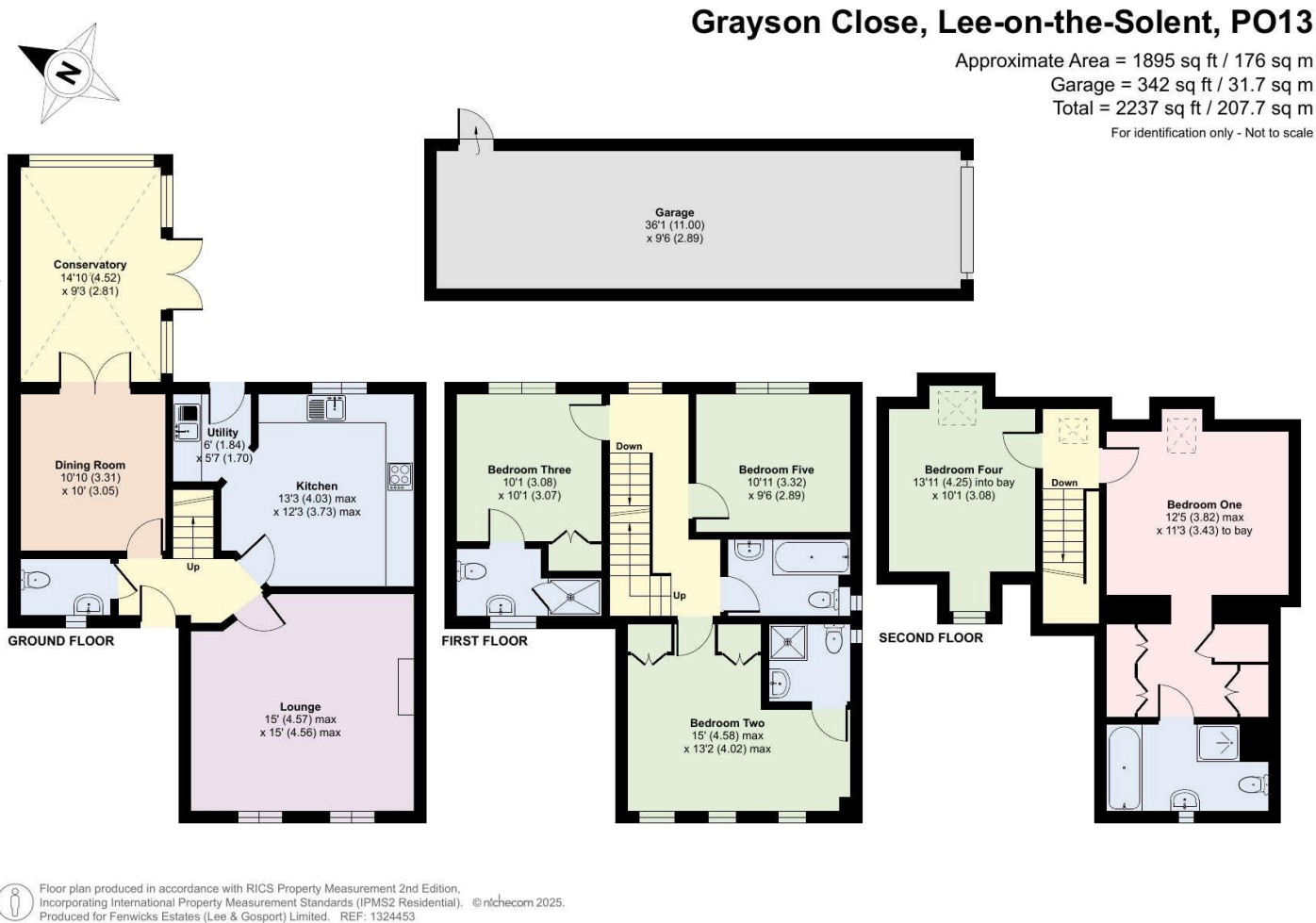
General Information

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+	A		
81-91	B		81 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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DRAFT DETAILS

£605,000
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