

This popular 'Maple' design four bedroom home is situated on the requested Cherque Farm development in Lee on the Solent. The property benefits from two reception rooms, en suite facilities and a pleasant enclosed garden.

The Accommodation Comprises

Double glazed front door with double glazed side panel to:

Entrance Hall

Inset spotlighting, coved ceiling, radiator, stairs to first floor, courtesy door to garage, laminate flooring.

Cloakroom

Close coupled W.C with concealed cistern, wash hand basin with tiled splash back, inset spotlight, extractor fan.

Dining Room 10' 11" x 10' 10" (3.32m x 3.30m) plus bay

Coved ceiling, UPVC double glazed bay window to front elevation, radiator.

Lounge 18' 0" x 10' 11" (5.48m x 3.32m)

Coved ceiling, UPC double glazed windows and double opening doors to rear garden, two radiators, living flame gas fire with marble effect back and hearth decorative surround.

Kitchen/Breakfast Room 16' 9" x 9' 10" (5.10m x 2.99m)

Inset spotlighting, coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, one and a half bowl single drainer stainless sink unit with mixer tap, recess and plumbing for washing machine, gas hob, double electric, oven space for American style fridge/freezer, tiled flooring, radiator, UPVC double glazed window and double opening doors to rear garden.

Landing

Access to loft space, coved ceiling, cupboard housing hot water tank.

Bedroom One 15' 0" plus bay x 14' 9" narrowing to 10' 10" (4.57m x 4.49m)

Coved ceiling, UPVC double glazed bay window to front elevation, two radiators, built-in wardrobes.

En Suite

Close coupled W.C, pedestal wash hand basin, double shower cubicle with mains shower, inset spotlighting, extractor fan, radiator.

Bedroom Two 13' 7" x 9' 11" (4.14m x 3.02m) plus wardrobe

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

Bedroom Three 10' 3" x 10' 11" (3.12m x 3.32m)

UPVC double glazed window to front elevation, built-in wardrobes, coved ceiling, radiator.

Bedroom Four 9' 9" x 9' 5" (2.97m x 2.87m) plus wardrobes

UPVC double glazed window to rear elevation, radiator, coved ceiling, fitted wardrobes, radiator.

Bathroom 9' 8" x 7' 2" (2.94m x 2.18m) maximum measurements

Obscured UPVC double glazed window to rear elevation, inset spotlighting, coved ceiling, extractor fan, close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

Outside

The rear garden is enclosed by wood panelled fencing, mainly laid to lawn with mature shrubs to borders, side pedestrian access, outside light and tap. To the front of the property there is further garden and off-road parking.

Integral Garage

Power and lights connected.

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		
69-80	C	76 C	80 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

£550,000
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