

An ideal opportunity to purchase this modern and beautifully presented detached bungalow which is tucked away in a cul de sac location. The property benefits from two bedrooms, en suite facilities and low maintenance gardens. There is also parking and garage.

The Accommodation Comprises
Composite glazed front door to:

Entrance Hall
UPVC double glazed window to front elevation, radiator, tiled flooring, inset spotlighting, access to loft space.

Lounge 16' 1" x 11' 2" (4.90m x 3.40m)
Double aspect UPVC double glazed window to front elevation, UPVC double glazed bi-folding doors to sun room, two radiators, laminate flooring.

Sun Room 11' 2" x 7' 10" (3.40m x 2.39m)
UPVC double glazed windows and sliding doors to side garden, tiled flooring, modern vertical radiator.

Kitchen/Diner 11' 5" x 10' 8" (3.48m x 3.25m)
UPVC double glazed windows to rear and side elevations, radiator, tiled flooring, inset spotlighting, fitted with a range of base cupboards and matching eye level units, roll top worksurface, integrated eye level electric oven and gas hob with extractor hood over, integrated fridge and freezer, recess and plumbing for washing machine, integrated dishwasher, stainless steel sink unit with mixer tap, fitted water softener.

Shower Room 5' 1" x 4' 9" (1.55m x 1.45m)
Fitted with a modern suite, close coupled W.C with concealed cistern, corner shower cubicle with mains shower, wash hand basin set in vanity unit, modern vertical radiator, tiled flooring, extractor fan, inset spotlighting.

Bedroom One 10' 8" x 10' 0" plus wardrobes (3.25m x 3.05m)
UPVC double glazed window to side elevation overlooking garden, range of built-in wardrobes, laminate flooring, radiator, door to:

En Suite 6' 2" x 5' 1" (1.88m x 1.55m)
Obscured UPVC double glazed window to front elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower, ladder style vertical radiator, tiled flooring, inset spotlighting, extractor fan.

Bedroom Two 10' 11" into wardrobe x 8' 9" plus recess (3.32m x 2.66m)
UPVC double glazed window to side elevation overlooking garden, range of built-in wardrobes and drawer units.

Outside
The property benefits from allocated parking and garage, there are gardens to both sides of the bungalow, the main garden has shrubs and trees to borders, flowerbeds, large patio area, timber storage shed. To the right hand side of the bungalow is a small, enclosed garden which is laid to artificial grass and paving with further attractive shrubs.

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		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: A

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DRAFT DETAILS

£375,000
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