

A truly stunning three/four bedroom 'Topiary' design home situated towards the edge of the popular Cherque Farm development. The property boasts a superb open plan kitchen/dining area which leads straight onto a landscape garden, delightful master bedroom with contemporary en-suite and parking & garage to the rear.

The Accommodation Comprises

Entrance Hall

Coved ceiling, radiator, stairs to first floor, consumer unit to wall, storage cupboard.

Cloakroom

Extractor fan, obscured UPVC double glazed window to front elevation, close coupled W.C, pedestal wash hand basin, radiator.

Open Plan Kitchen/Dining Room 18' 6" x 14' 8" (5.63m x 4.47m) plus bay window

Coved ceiling, two radiators, UPVC double glazed windows and double opening doors to rear garden, under stairs storage cupboard, fitted grey base and eye level units with underlighting, contrasting white worksurface, integrated electric oven and gas hob with extractor hood over, inset double sink unit with mixer tap, washing machine, slimline dishwasher and fridge/freezer to remain.

Study/Bedroom Four 9' 0" x 7' 7" (2.74m x 2.31m)

UPVC double glazed window to front elevation, coved ceiling, radiator.

First Floor Landing

Coved ceiling, radiator, stairs to second floor.

Lounge 14' 8" x 9' 1" (4.47m x 2.77m)

Coved ceiling, Two UPVC double glazed windows to front elevation, radiator.

Bedroom One 14' 8" x 10' 9" (4.47m x 3.27m) maximum measurements

Superb suite with two UPVC double glazed windows to rear elevation, two radiators, built-in wardrobe, contemporary glass sliding door to:

En Suite 7' 5" x 6' 11" (2.26m x 2.11m)

Inset spotlighting, extractor fan, close coupled W.C, wash hand basin set in modern grey vanity units with further drawers and cupboards, double shower cubicle with mains shower and additional rainfall showerhead.

Second Floor Landing

Access to loft space, cupboard housing boiler, coved ceiling.

Bedroom Two 14' 8" x 9' 9" (4.47m x 2.97m) plus window recess

UPVC double glazed window to front elevation, radiator, cupboard housing water tank.

Bedroom Three 14' 8" x 6' 7" (4.47m x 2.01m)

Two Velux windows with blackout blinds, radiator, access to eave storage.

Bathroom

Close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap, radiator, extractor fan, inset spotlighting.

Outside

The rear garden is a stunning feature the home, paved for ease of maintenance with delightful shrubs to borders, covered seating area with power and light, side pedestrian access. The property also has the advantage of parking and garage. To the front of the property is a further low maintenance garden laid to slate chippings.

General Information

Construction - TBC

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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DRAFT DETAILS

£379,995
David Newberry Drive, Lee-On-The-Solent, PO13 8FG

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

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