

Situated on the popular Cherque farm development in Lee on the Solent is this impressive 'Oak' design home boasting deceptively spacious living accommodation. Arranged over three floors, the property has advantage of two reception rooms, kitchen/breakfast room, master bedroom with re-fitted ensuite. There is also a garage and parking to the rear.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall
Karndeian flooring, coved ceiling, radiator, stairs to first floor, under stairs storage cupboard.

Cloakroom
Close coupled W.C, wash hand basin, radiator.

Dining Room 13' 0" x 11' 7" (3.96m x 3.53m)
UPVC double glazed window to front elevation, radiator, Karndeian flooring, coved ceiling.

Kitchen/Breakfast Room 16' 5" x 10' 2" (5.00m x 3.10m)
UPVC double glazed window and double opening doors to rear garden, continuation of Karndeian flooring, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, cupboard housing boiler, space and plumbing for washing machine, space for tumble/dishwasher and plumbing, integrated double electric oven, gas hob with extractor hood over, space for fridge/freezer.

First Floor Landing
Stairs to second floor.

Lounge 16' 6" x 12' 11" (5.03m x 3.93m)
Coved ceiling, two UPVC double glazed windows to front elevation, two radiators.

Bedroom Three 12' 2" x 7' 4" (3.71m x 2.23m)
Coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bedroom Four 10' 3" x 8' 11" (3.12m x 2.72m)
Coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bathroom 7' 4" x 6' 2" (2.23m x 1.88m)
Close coupled W.C, panelled bath with shower attachment, pedestal wash hand basin, radiator, extractor fan, shaver point and light.

Second Floor Landing
Access to loft space, cupboard housing hot water tank.

Bedroom One 12' 1" plus wardrobes x 11' 2" (3.68m x 3.40m)
Vaulted ceiling, UPVC double glazed arched window to front elevation, fitted wardrobes, radiator, door to:

En Suite 9' 2" x 6' 10" (2.79m x 2.08m)
Close coupled W.C, wash hand basin set in vanity drawer unit, walk-in shower with mains shower, ladder style radiator, bath with mixer tap, spotlighting.

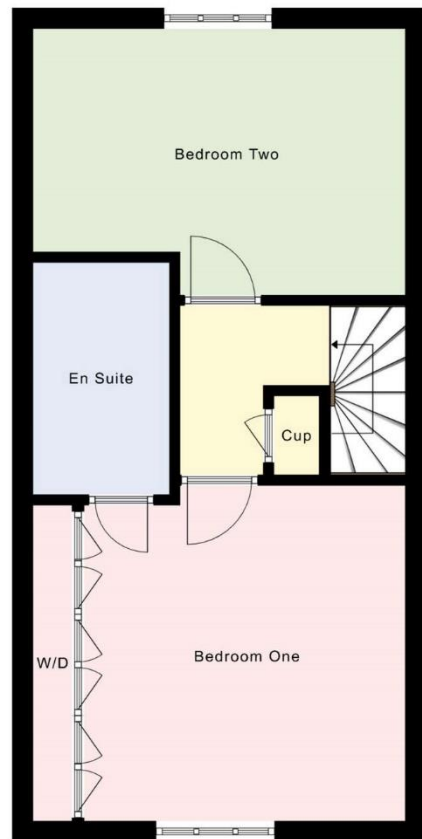
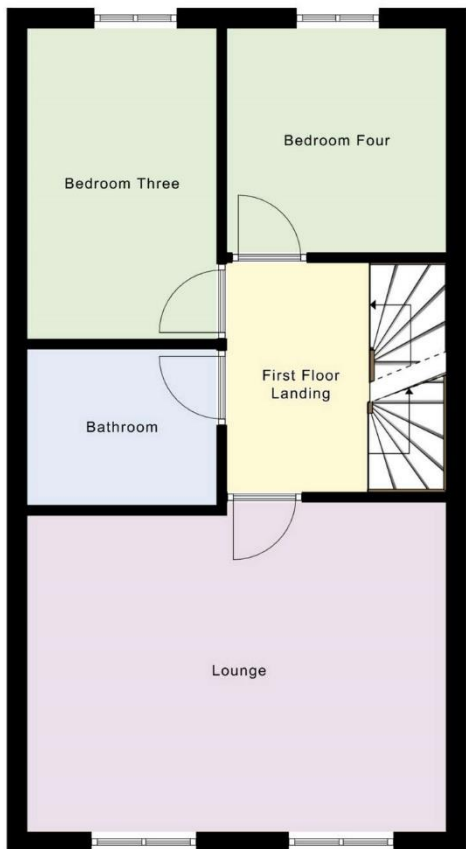
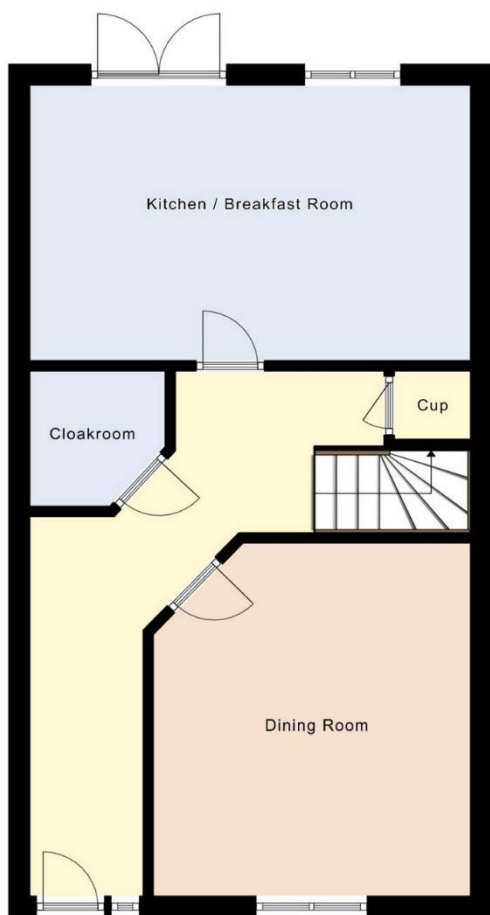
Bedroom Two 14' 7" x 10' 3" max (4.44m x 3.12m)
Vaulted ceiling, UPVC double glazed arched window to rear elevation, radiator.

Outside
The rear garden is enclosed by wood panelled fencing, laid to lawn with patio area and pathway leading to the end of the garden, courtesy door to garage with parking beyond. To the front of the property there is further lawned garden, pathway leading to front door.

Garage
Power and light connected, up and over vehicular door and courtesy door to garden.

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

Tenure: Freehold

Council Tax Band: E

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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.

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£435,000

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DRAFT DETAILS

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