

Beautifully presented and superbly appointment detached family home located in a pleasant cul de sac within Lee on the Solent. This four bedroom home boasts two bathrooms and an open plan kitchen/diner. The attractive and well maintained gardens complement the home.

Composite glazed front door with UPVC double glazed side panel to:

Entrance Hall:-

Radiator, laminate flooring, stairs to first floor.

Cloakroom:-

Close coupled WC, tiling to half wall, modern wash hand basin with mixer tap, radiator, extractor fan.

Lounge:- 16' 2" x 14' 8" (4.92m x 4.47m) maximum measurements

UPVC double glazed double opening doors and windows to rear garden, two radiators, remote controlled gas fire with stone surround and hearth.

Open Plan Kitchen/ Dining Room:- 27' 10" x 8' 5" (8.48m x 2.56m)

Kitchen area with UPVC double glazed windows to front and side elevation, inset spot lighting, door to side of property. Fitted with a modern range of base cupboards and matching eye level units, work surface over, integrated electric oven and gas hob and extractor hood over, recess and plumbing for dishwasher and washing machine, one half bowl single drainer sink unit with mixer tap, space for fridge/freezer, further modern grey base units with work surface over incorporating breakfast bar and curved side panel, integrated wine cooler. Dining area with UPVC double glazed double opening doors to rear garden, space for table and chairs and laminate flooring, radiator.

First Floor Landing:-

Inset spotlighting, access to loft space, storage cupboard with further storage cupboard with slatted shelving and housing hot water tank, radiator.

Bedroom One:- 15' 1" x 11' 9" (4.59m x 3.58m) narrowing to 11' 4" (3.45m), plus wardrobes

Two UPVC double glazed windows to front elevation, two radiators, built-in wardrobe with mirror fronted sliding door, walkway to:

En-Suite:- 9' 9" x 5' 8" (2.97m x 1.73m) maimum measurements

Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity drawer units, double shower cubicle with mains shower and additional rainfall showerhead, inset spotlighting, extractor fan, ladder style radiator.

Bedroom Two:- 13' 11" x 8' 6" (4.24m x 2.59m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three:- 11' 0" x 8' 7" (3.35m x 2.61m) plus wardrobe

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

Bedroom Four:- 11' 0" x 7' 6" (3.35m x 2.28m)

UPVC double glazed window to rear elevation, radiator.

Bathroom:- 10' 0" x 5' 6" (3.05m x 1.68m)

Obscured UPVC double glazed window to side elevation, panelled bath with mixer tap, wash hand basin set in vanity drawer units, close coupled WC, double shower cubicle with main shower and additional rainfall showerhead, ladder style radiator.

Outside:-

The rear garden is a delightful feature of the home enclosed by panel fencing, primarily laid to lawn with two patio areas, timber shed, shrubs to borders, outside lighting, side pedestrian access. To the front of the property there is a double driveway, path leading to front door and side access, circular lawn area with pebbled borders, shrubs and mature tree.

Integral Garage:- 19' 7" x 9' 11" (5.96m x 3.02m)

Power and light connected, housing boiler, up and over doors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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Guide Price £510,000 - £520,000

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DRAFT DETAILS

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