

This beautifully presented and deceptively spacious semi detached property is situated in a popular cul-de-sac on Cherque Farm. The property benefits from three double bedrooms, delightful enclosed rear garden, driveway and garage.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Vinyl flooring, stairs to first floor, doors to cloakroom and lounge.

**Cloakroom**

Obscured window to front elevation with fitted blinds, close coupled WC, pedestal wash hand basin and vinyl flooring.

**Lounge 18' 7" x 12' 1" (5.66m x 3.68m) Maximum**

Window to front elevation with fitted blinds, electric fire place with marble surround, access to under stairs cupboard and door to:

**Kitchen/Dining Room 15' 6" x 11' 2" (4.72m x 3.40m)**

Window to rear elevation with fitted blinds, integrated fridge and freezer, integrated eye level double oven, gas hob with extractor fan, integrated dishwasher, plumbing and recess for washing machine and double doors to rear garden.

**Landing**

Access to loft and airing cupboard housing water tank.

**Bedroom One 13' 8" x 11' 10" (4.16m x 3.60m) Maximum**

Window to front elevation with fitted blinds, fitted wardrobe, door to storage cupboard and en suite.

**En Suite**

WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle and heated towel rail.

**Bedroom Two 19' 6" x 9' 8" (5.94m x 2.94m) Maximum**

Windows to front and rear elevation with fitted blinds.

**Bedroom Three 12' 4" x 8' 7" (3.76m x 2.61m)**

Window to rear elevation with fitted blinds.

**Bathroom**

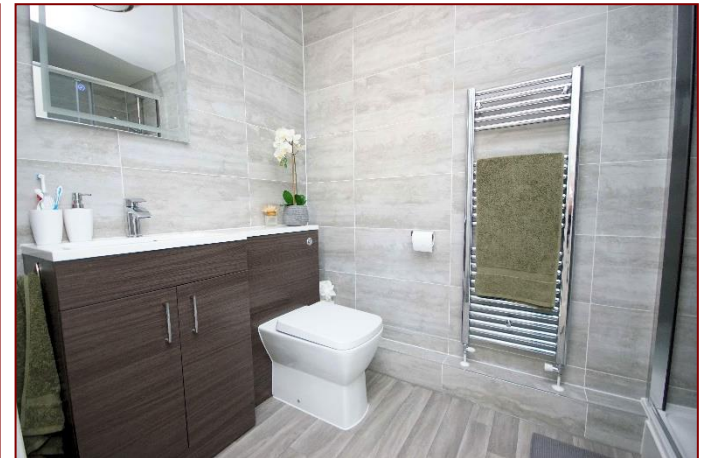
Obscured window to rear elevation, close coupled WC, pedestal wash hand basin, bath with mixer tap and mains shower.

**Garage**

Roller door, power points and door to garden.

**Outside**

The rear garden is south facing with established foliage and shrubbery, enclosed by a paneled fencing, outside tap, power point and door to garage. To the front of the property there is a driveway providing off road parking.







Tenure: Freehold

Council Tax Band: E

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£459,995

Sherbrooke Close, Lee-On-The-Solent, PO13 8FJ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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