

Situated within a cul de sac on the popular Cherque Farm development at Lee On The Solent, is this well presented three bedroom detached home. The property benefits from en-suite to main bedroom, driveway, conservatory & studio/office flexibility.

The Accommodation Comprises:-

Composite front door to:

Entrance Hall

Laminate flooring, radiator.

Kitchen 11' 5" x 7' 10" (3.48m x 2.39m)

UPVC double glazed window to front elevation, UPVC double glazed door to side elevation, inset spotlighting, fitted with a range of base cupboards, oak worktop, butler sink with mixer tap, gas hob with extractor hood over, integrated double oven, integrated fridge/freezer, integrated washing machine, integrated slimline dishwasher, radiator.

Lounge/ Dining Room 21' 4" x 13' 2" (6.50m x 4.01m) max measurements

UPVC double glazed window to rear elevation, log burner, storage cupboard under stairs, double glazed patio doors into conservatory, two radiators.

Cloakroom

Close couple WC, wash hand basin set in vanity unit, radiator.

Study/ Office 9' 10" x 9' 9" (2.99m x 2.97m)

UPVC double glazed window and door to side elevation, cupboard allowing space for tumble dryer and housing boiler, laminate flooring, door into garage.

Garage 10' 2" x 9' 9" (3.10m x 2.97m)

Power and light connected, up and over door, consumer unit.

Conservatory 13' 0" x 11' 6" (3.96m x 3.50m)

UPVC double glazed windows and door UPVC double glazed patio door leading to garden, two radiators.

First Floor Landing

UPVC double glazed window to side elevation, access to loft, storage Cupboard housing immersion tank.

Bedroom One 14' 6" x 10' 10" (4.42m x 3.30m) max measurements

UPVC double glazed window to rear elevation, fitted blinds, fitted wardrobes, walk-in wardrobe area with further fitted wardrobes, radiator, door to:

En Suite 6' 11" x 4' 7" (2.11m x 1.40m)

Obscured UPVC double glazed window to rear elevation, fitted blinds, built-in WC cistern, wash hand basin in vanity unit with drawers, double width walk-in shower cubicle with mains shower connection and rainfall shower head, tiled walls and floor throughout, heated ladder style radiator.

Bedroom Two 13' 0" x 8' 6" (3.96m x 2.59m) max measurements

UPVC double glazed window to front elevation, fitted blinds, built-in wardrobes, laminate flooring, radiator.

Bedroom Three 8' 6" x 7' 3" (2.59m x 2.21m)

UPVC double glazed window to front elevation, fitted blinds, laminate flooring, radiator.

Bathroom 8' 8" x 5' 7" (2.64m x 1.70m)

Obscured UPVC double glazed window to front elevation, panelled bath with mixer two and shower connection, close couple WC, pedestal wash hand basin, extractor fan, radiator.

Outside

To the front the property benefits from a driveway and access to garage. Side gated access to the rear garden. To the rear is an enclosed rear garden with fenced boundaries, patio area and artificial lawn with established palm trees to the back.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

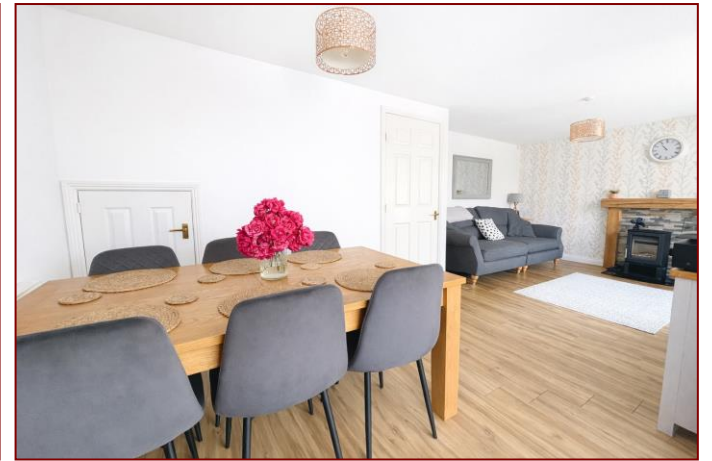
Gas Supply - Mains

Sewerage - Mains

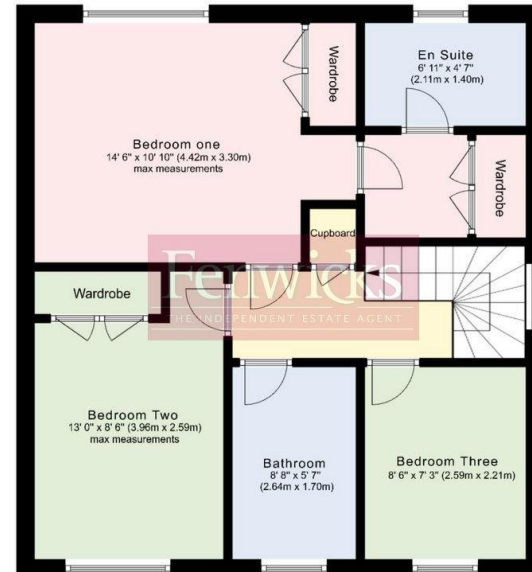
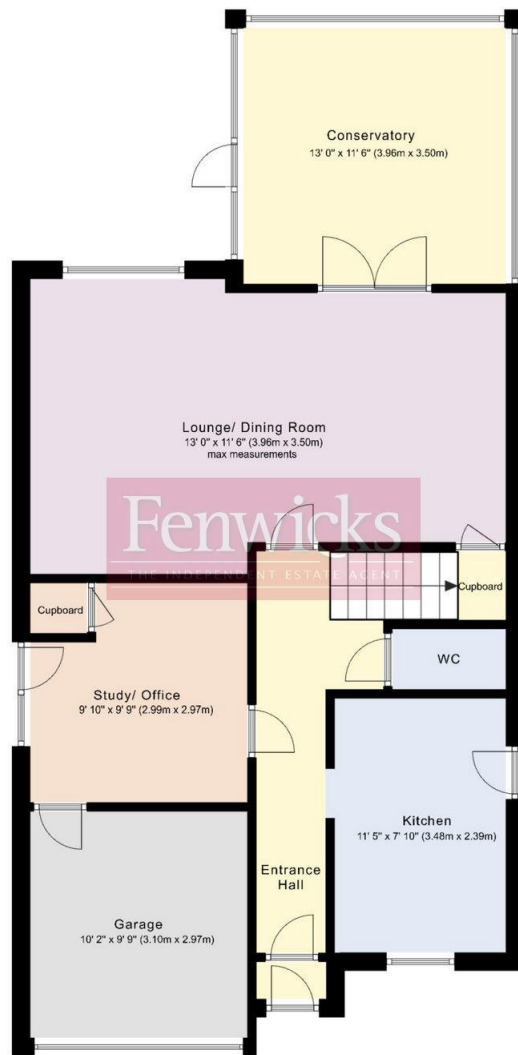
Mobile & Broadband coverage - Please check via:

<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		
55-68	D	64 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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DRAFT DETAILS

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