

**A rare and exciting opportunity to acquire this six bedroom detached family home located on the popular Cherque Farm development at Lee on the Solent. The current owners have superbly improved the property creating a modern kitchen/breakfast room and conversion of the roof space to accommodate the two additional bedrooms and further bathroom.**

**The Accommodation Comprises**

Double glazed front door to:

**Entrance Hall**

Stairs to first floor, understairs storage cupboard, tiled flooring, radiator.

**Cloakroom 5' 6" x 2' 10" (1.68m x 0.86m)**

Extractor fan, close couple WC, pedestal wash hand basin, continuation of matching tiled flooring, radiator.

**Sitting Room/Study 10' 2" x 7' 5" (3.10m x 2.26m)**

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

**Kitchen/Dining Room 26' 6" x 11' 2" (8.07m x 3.40m) narrowing to 7' 11" (2.41m)**

UPVC double glazed windows to front and rear elevations, fitted with a contemporary range of base cupboards and matching eye level units, drawer units, one and half bowl stainless steel sink unit and drainer, integrated appliances to include: fridge/freezer, dishwasher, electric oven and hob with extractor hood over, recess and plumbing for washing machine and tumble dryer, wall mounted boiler, radiator, space for table and chairs, inset spotlighting, radiator, double glazed door to side of property.

**Lounge 17' 9" x 15' 9" (5.41m x 4.80m) narrowing to 14' 6" (4.42m)**

Coved ceiling, UPVC double glazed window double opening doors to rear garden, two radiators.

**First Floor Landing**

Stairs to second floor, radiator.

**Bedroom One 12' 0" x 10' 6" (3.65m x 3.20m) maximum measurements**

UPVC double glazed window to rear elevation, radiator, built in wardrobes, door to:-

**En Suite 7' 2" x 5' 7" (2.18m x 1.70m)**

Close couple WC, pedestal wash hand basin, double shower cubicle with mains shower and additional rainfall shower head, radiator tiled flooring, obscured UPVC double glazed window to side elevation.

**Bedroom Two 10' 9" x 10' 6" (3.27m x 3.20m) maximum measurements**

UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

**Bedroom Three 15' 5" x 7' 8" (4.70m x 2.34m)**

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

**Bedroom Four 8' 9" x 7' 11" (2.66m x 2.41m) plus recess**

UPVC double glazed window to front elevation, radiator.

**Bathroom 12' 7" x 6' 7" (3.83m x 2.01m) maximum measurements**

UPVC double glazed porthole style obscured window to front elevation, close couple WC, pedestal wash hand basin, panelled bath with mix tap, shower cubicle with main shower, cupboard housing water tank.

**Second Floor Landing**

Velux window.

**Bedroom Five 15' 8" x 10' 3" (4.77m x 3.12m)**

Velux windows, inset spotlighting, radiator, access to eaves storage.

**Bedroom Six 15' 8" x 9' 6" (4.77m x 2.89m)**

Velux windows, inset spotlighting, radiator.

**Shower Room 5' 8" x 5' 0" (1.73m x 1.52m)**

Velux window, close coupled WC, Wash hand basin, close couple WC, wash hand basin with mixer tap, shower cubicle with main shower and rainfall shower head, extract fan.

**Outside**

The rear garden is enclosed by wall and fencing, primarily laid to artificial grass with patio areas, garage with courtesy door and up and over vehicular door, side pedestrian access to driveway. To the front of the property there is a driveway providing off parking, gravelled front garden with shrubs outside lighting.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Sewerage - Mains sewerage

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>

[flood-risk](https://www.gov.uk/check-long-term-flood-risk)



**Fenwicks**  
THE INDEPENDENT ESTATE AGENT



Tenure: Freehold

Council Tax Band: F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 78   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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\*

£525,000  
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