Fenwicks are pleased to offer for sale this superbly appointed and extended three bedroom family home with driveway and enclosed rear garden. The property benefits from a downstairs cloakroom/ utility room, separate lounge, modern fitted kitchen and family room. The property is situated close to Alverstoke village and Stokes Bay seafront, within catchment for popular schools.

The Accommodation Comprises:-
Obscured UPVC front door to:

Entrance Hall:-
Coved ceiling, UPVC double glazed window to front elevation, stairs to first floor, under-stairs recess, storage cupboard, radiator, door to:

Lounge:- 16' 6'' x 10' 7'' (5.03m x 3.22m)
Coved ceiling, UPVC double glazed window to front elevation, gas fire, radiator.

Cloakroom/ Utility Room:- 6' 5'' x 6' 1'' (1.95m x 1.85m)
Obscured UPVC triple glazed window to rear elevation, low level close coupled WC, fitted with a base unit and matching tall units, worksurface over, sink with mixer tap, space and plumbing for washing machine, tiled splashback, wall mounted ladder style radiator.

Kitchen/ Diner:- 16' 4'' x 8' 11'' (4.97m x 2.72m)
Inset spotlighting, UPVC double glazed window to rear elevation, fitted with a modern range of base cupboards and matching eye level units, worksurface over, one and a half bowl single drainer sink unit with mixer tap, tiled splashback, integrated fridge/ freezer, integrated electric oven with gas hob and extractor hood over, space for table and chairs, under-unit lighting, radiator, obscured UPVC double glazed door to:

Family Room:- 17' 10'' x 9' 9'' (5.43m x 2.97m)
Inset spotlighting, UPVC double glazed patio doors and windows to rear garden, UPVC double glazed windows to rear elevation, obscured UPVC double glazed windows and door to side, radiator, fitted cupboard with mirror fronted sliding doors.

First Floor Landing:-
Access to loft space.

Bedroom One:- 13' 8'' x 10' 8'' (4.16m x 3.25m) plus door recess
UPVC double glazed window to front elevation, fitted wardrobes with sliding doors (one is mirror fronted), radiator.

Bedroom Two:- 12' 11'' x 9' 0'' (3.93m x 2.74m)
UPVC triple glazed window to rear elevation, radiator.

Bedroom Three:- 9' 3'' x 7' 7'' (2.82m x 2.31m) maximum measurements
UPVC triple glazed window to front elevation, radiator, fitted cupboard.

Bathroom:- 9' 8'' x 5' 4'' (2.94m x 1.62m)
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, corner shower cubicle with mains shower, extractor fan, wall mounted ladder style radiator, tiled walls.

Outside:-
The rear garden is a delightful feature of the home, well established and, in our opinion, of a generous size. The rear garden is enclosed by wood panelled fencing with gate providing side pedestrian access, leading to further gate to front. Mainly laid to lawn with patio and pathway, shrubs and trees to borders, pond, shed, greenhouse, pergola with sleeper beds, power point, two outside taps.
To the front of the property is a block paved driveway providing off road parking, area laid to lawn with shrubs to borders, partly enclosed by low brick wall.

General Information:-
Water Supply: Portsmouth Water
Sewerage: Southern Water
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband Coverage: https://checker.ofcom.org.uk
Flood Risk: www.gov.uk/check-long-term-flood-risk

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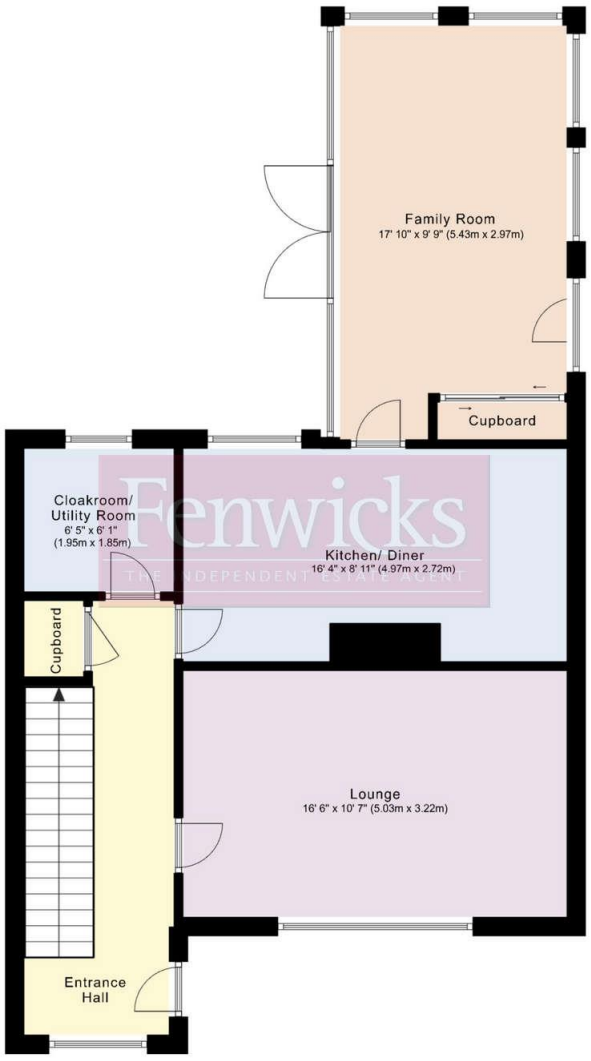
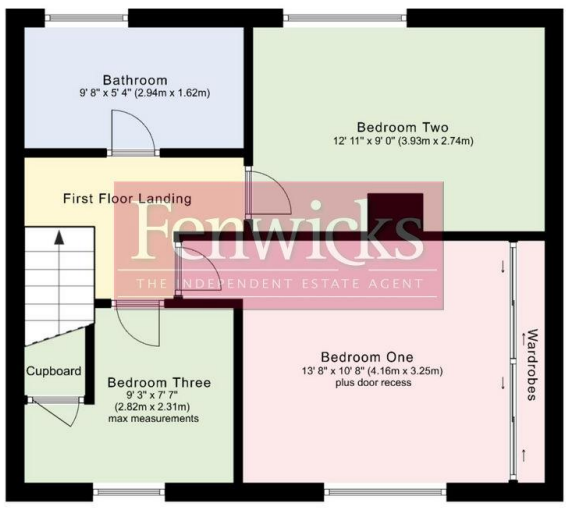
Awaiting EPC





Tenure: Freehold

Council Tax Band: C

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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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The Property Ombudsman

DRAFT DETAILS

£365,000

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