*** Fenwicks are pleased to offer for sale a superbly presented, extended four bedroom house with loft conversion and full width, ground floor rear extension. The property has a kitchen / family / dining room, as well as two bathrooms and a large double garage measuring 8.76m x 4.08m ***

The Accommodation Comprises
Composite front door to:

Entrance Hall
Wood effect flooring, stairs to first floor, under-stairs storage cupboard, column radiator.

Lounge 10' 8'' x 10' 4'' (3.27m x 3.16m)
Double glazed bay window to front elevation, radiator.

Open-Plan Kitchen/Dining/Family Room 23' 3'' x 15' 11'' (7.09m x 4.87m) maximum measurements
A particular feature of the property, with bifold doors opening onto the rear garden, double glazed window and two electronically operated skylight windows. Modern fitted kitchen comprising integrated microwave, double oven, dishwasher, induction hob with extractor, one-and-a-half bowl sink unit, plumbing for washing machine, space for tumble dryer and recess for American-style fridge freezer. Wood flooring with electric underfloor heating, built-in speakers to ceiling.

First Floor Landing
Stairs to second floor.

Bedroom One 10' 9'' x 9' 10'' (3.29m x 3.10m)
Double glazed bay window to front elevation, radiator, fitted carpet, built-in wardrobes.

Bedroom Two 11' 5'' x 10' 2'' (3.49m x 3.11m)
Double glazed window, radiator.

Study 5' 10'' x 5' 9'' (1.78m x 1.76m)
Double glazed window, built-in desk.

Bathroom 5' 6'' x 5' 5'' (1.7m x 1.67m)
Panel bath with tiled surrounds, double glazed window, WC, wash hand basin, recessed colour-changing LED lighting, wood effect flooring.

Second Floor Landing
Doors to:

Bedroom Three 9' 11'' x 7' 3'' (3.03m x 2.23m)
Double glazed window, radiator.

Bedroom Four 8' 10'' x 8' 6'' (2.7m x 2.61m)
Double glazed window, radiator, built-in storage cupboard.

Shower Room 6' 9'' x 4' 10'' (2.07m x 1.49m)
Walk-in double shower cubicle, wash hand basin, WC, double glazed window, tiled flooring, extractor fan.

Garage 28' 8'' x 15' 9'' (8.76m x 4.8m)
Large double garage benefitting from an electric roller door, personal door and window overlooking the garden.

Outside
To the front, a forecourt.

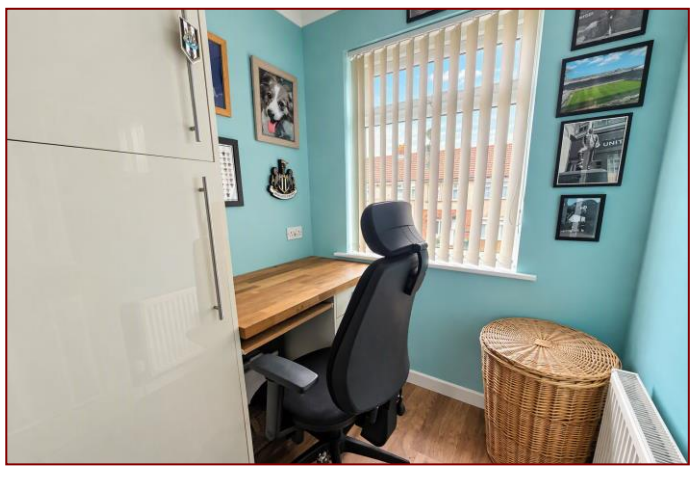
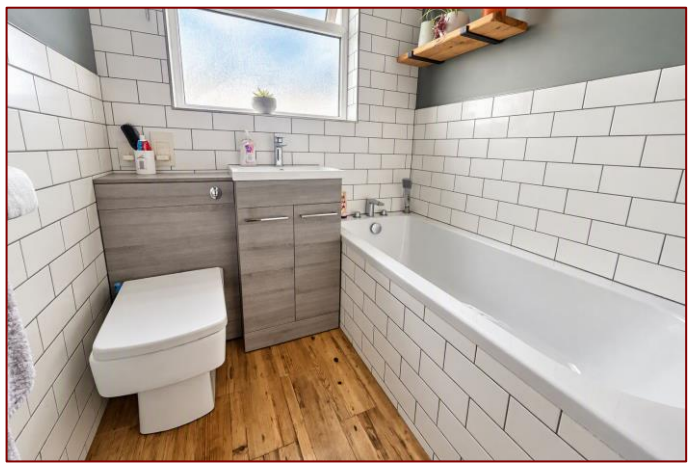
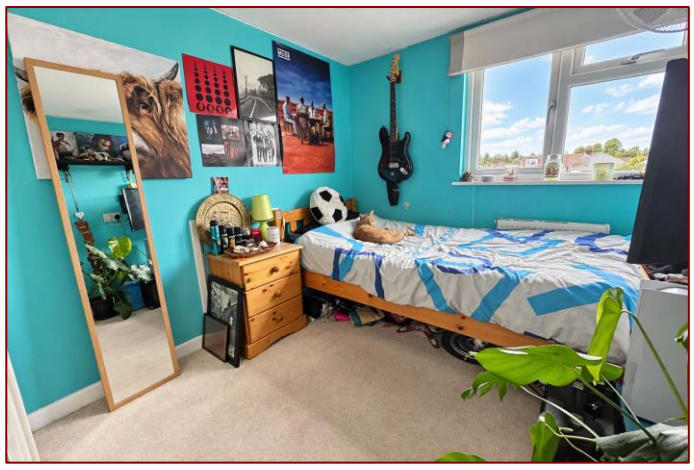
To the rear, a good-sized, low-maintenance garden, in our opinion, comprising patio area, artificial lawn and borders, with access to the garage.

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





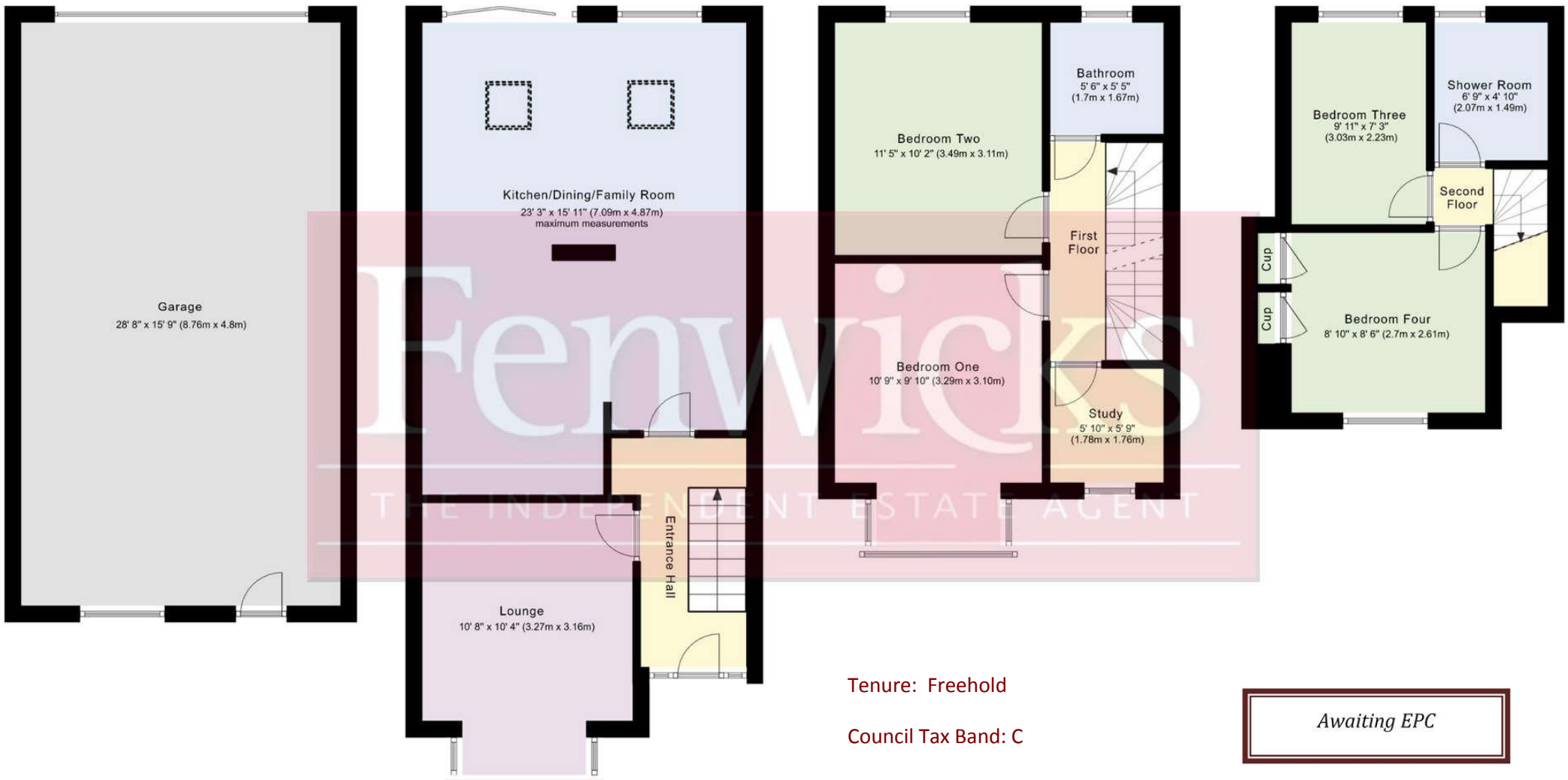






Fenwicks
THE INDEPENDENT ESTATE AGENT



Tenure: Freehold

Council Tax Band: C

Awaiting EPC

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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



£335,000

DRAFT DETAILS

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