

This beautifully presented three bedroom home is located in a delightful cul de sac within Lee on the Solent. The property has been extended to the rear and benefits from an open plan kitchen/sitting area, charming enclosed garden, driveway and garage.

**The Accommodation Comprises**

**Entrance Hall**

Composite glazed front door to entrance hall, coved ceiling, stairs to first floor, laminate flooring.

**Cloakroom**

UPVC double glazed window to front elevation, coved ceiling, consumer unit to wall, close coupled WC, pedestal wash hand basin, radiator.

**Lounge 17' 1" x 12' 0" (max. meas) (5.20m x 3.65m)**

Coved ceiling, UPVC double glazed window to front elevation, under stairs storage cupboard, gas fireplace with stone surround and hearth, opening to dining area.

**Dining Area 12' 7" x 7' 4" (3.83m x 2.23m)**

Coved ceiling, radiator, door to kitchen.

**Kitchen 12' 7" x 7' 7" (3.83m x 2.31m)**

Beautifully refitted with a modern range of base cupboards and matching eye level units, work surface over, 1½ bowl single drainer ceramic sink unit with mixer tap, space for range style oven and fridge freezer, integrated dishwasher, extractor hood and light to remain.

**Sitting Area 15' 2" x 7' 9" (4.62m x 2.36m)**

At the back of the house, UPVC double glazed windows, two sets of UPVC double glazed double opening doors to rear garden, wall mounted electric panel heater.

**First Floor Landing**

UPVC double glazed window to side elevation, access to loft space, coved ceiling, radiator, cupboard housing hot water tank.

**Bedroom One 10' 10" x 10' 4" (3.30m x 3.15m)**

Coved ceiling, UPVC double glazed window to front elevation, radiator, fitted wardrobes with mirrored fronted sliding doors, door to ensuite.

**En Suite 7' 11" x 4' 2" (2.41m x 1.27m)**

UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, cubicle with mains shower.

**Bedroom Two 13' 6" x 8' 3" (4.11m x 2.51m)**

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

**Bedroom Three 8' 11" x 6' 9" (2.72m x 2.06m)**

UPVC double glazed window to rear elevation, radiator.

**Bathroom 8' 3" x 5' 6" (2.51m x 1.68m)**

UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap, extractor fan.

**Rear Garden**

The rear garden is a delightful feature of the home, enclosed by wall and fencing, primarily laid to lawn, with a fine array of flowers, shrubs and bushes to borders, summerhouse to remain, side pedestrian access, outside lighting, water tap, patio area, outside power points.

**Garage**

Power and light connected, up and over door, plumbing for washing machine, wall mounted boiler.

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

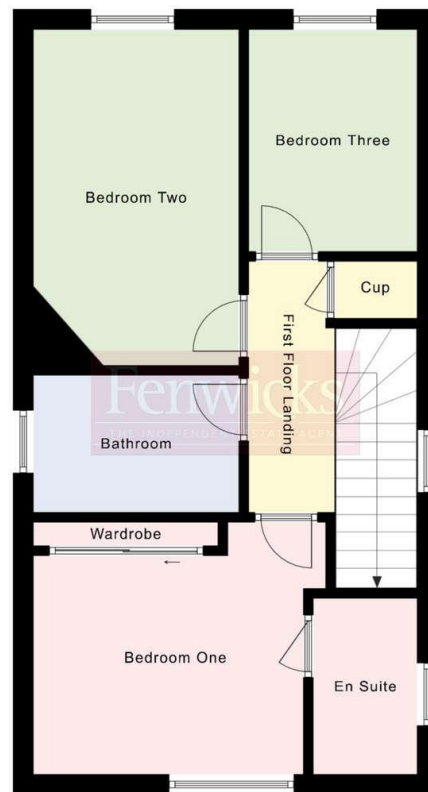
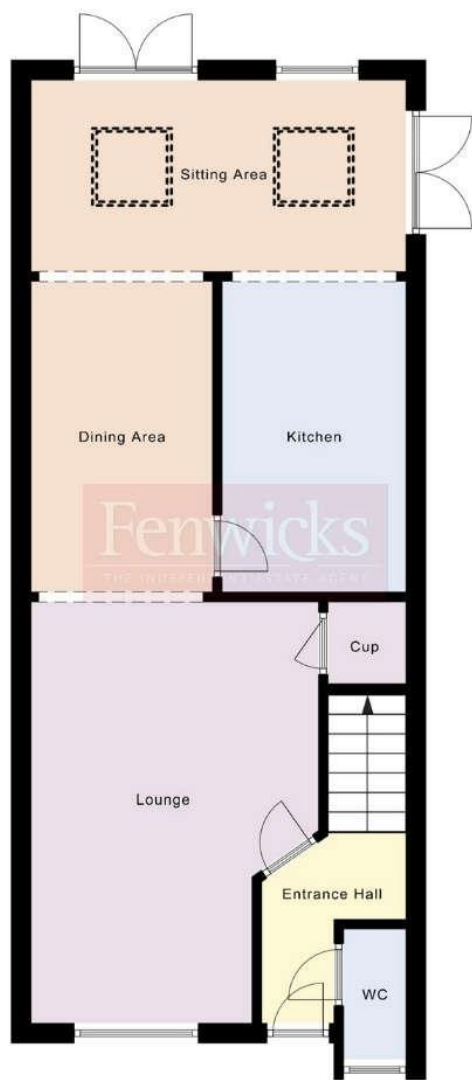
Sewerage - Mains

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>





Tenure: Freehold  
Council Tax Band: E

Awaiting EPC

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£455,000

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

\*DRAFT DETAILS\*

Fenwicks

THE INDEPENDENT ESTATE AGENT

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