

Situated in a highly sought after road within Alverstoke is this beautifully presented three/four bedroom detached house which has been updated and refurbished by the current owners. Stokes Bay seafront & Alverstoke Village are close by along with the popular and attractive Stanley Park.

**The Accommodation Comprises**  
Composite front door to:

**Entrance Hall**

Flat ceiling, UPVC double glazed window to front elevation, stairs to first floor, under-stairs storage cupboard, industrial style radiator with bench over, underfloor heating, door to:

**Lounge 23' 0" x 11' 11" (7.01m x 3.63m)**

Flat and coved ceiling, UPVC double glazed window to front elevation, two UPVC double glazed windows to side elevation, UPVC double glazed bi-folding doors to rear garden, cast iron wood burner, industrial style radiator with bench over, further radiator, wooden glazed bi-folding doors to:

**Kitchen & Dining Room:- 22' 10" x 9' 10" (6.95m x 2.99m)**

**Dining Room**

Flat ceiling, UPVC double glazed window to rear elevation, radiator, space for table and chairs, opening to:

**Kitchen**

Flat ceiling with inset spotlighting, UPVC double glazed door and window to rear garden, modern fitted with a range of base cupboards and matching eye level units (Neff appliances), one and a half bowl single drainer sink unit with boiling hot mixer tap, integrated double electric oven, integrated induction hob with extractor hood over, glass splashback, integrated microwave, integrated dishwasher.

**Study 6' 8" x 8' 11" (2.03m x 2.72m)**

UPVC double glazed window to front elevation.

**Cloakroom 6' 5" x 2' 8" (1.95m x 0.81m)**

Flat and coved ceiling, obscured UPVC double glazed window to side elevation, low level WC with concealed cistern, wall hung single drainer sink unit with mixer tap, tiling to half wall.

**Family Room/Bedroom Four 10' 7" x 9' 11" (3.22m x 3.02m)**

UPVC double glazed window to front and side elevation., radiator, space and plumbing for washing machine, wall mounted Vaillant boiler.

**Landing**

UPVC double glazed window to front elevation on half landing, access to loft space, radiator.

**Bedroom One 14' 1" x 11' 10" (4.29m x 3.60m) Plus Wardrobe & Window**

Flat and coved ceiling, UPVC double glazed window to front elevation, two UPVC double glazed windows to side elevation, fitted with a range of built-in wardrobes, radiator.

**Bedroom Two 15' 9" x 12' 9" (4.80m x 3.88m) Maximum**

Flat ceiling, UPVC double glazed window to front and side elevation, radiator.

**Bedroom Three 15' 9" x 8' 3" (4.80m x 2.51m) Maximum**

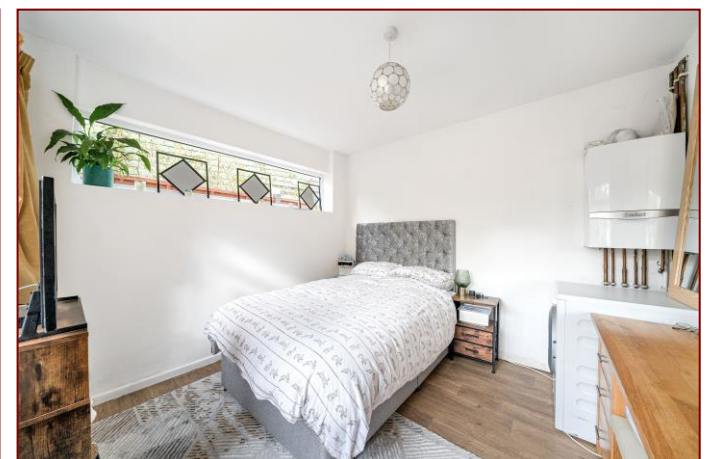
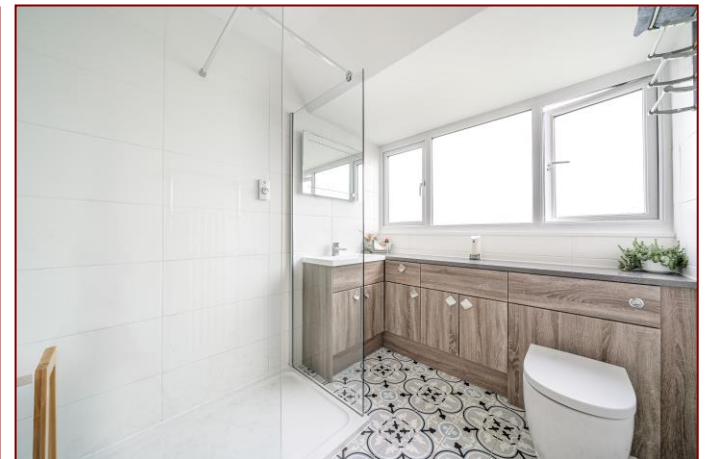
Flat ceiling, UPVC double glazed window to rear elevation, radiator.

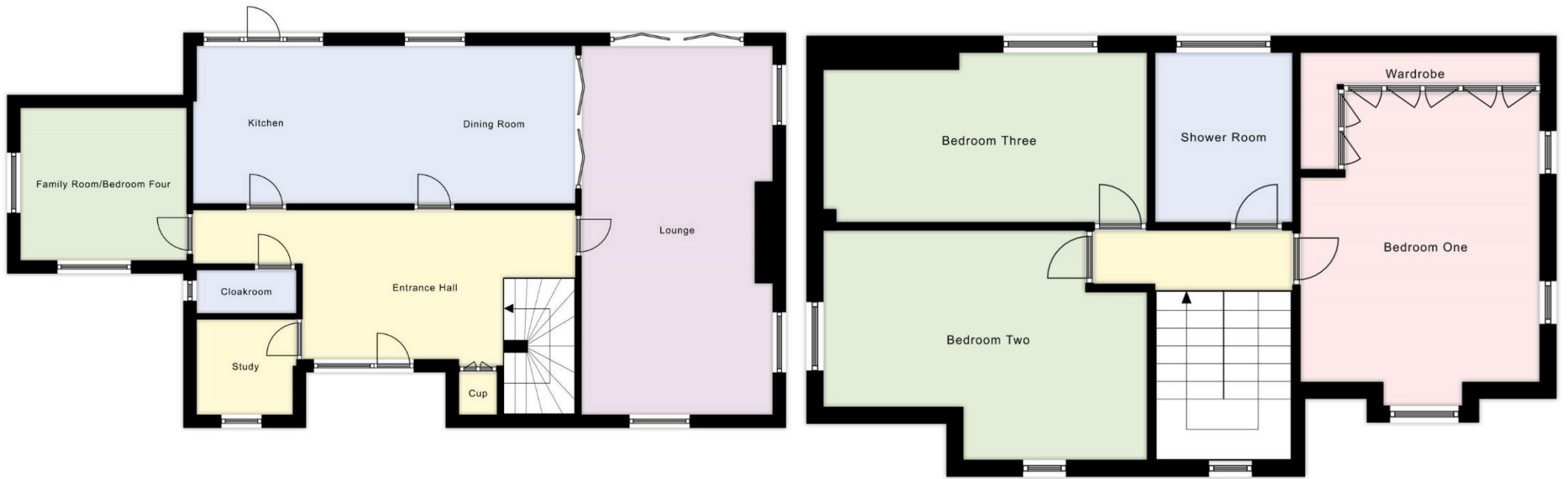
**Shower Room 8' 5" x 6' 7" (2.56m x 2.01m)**

Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, shower cubicle with Aqualisa mains shower and additional rainfall shower head, extractor fan, industrial ladder style radiator.

**Outside**

The rear garden is a delightful feature of the home, enclosed by panelled fencing, mainly laid to lawn with trees and shrubs to borders, artificial lawn area, patio areas, pond, shed to remain, outside water tap, power. To the front of the property is a sweeping driveway laid to shingle providing off road parking for numerous vehicles, lawned area with shrubs to front boarder.





Tenure: Freehold

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
39-54	E		
21-38	F		
1-20	G		

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£675,000

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\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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