

Situated in a delightful area of Lee on the Solent is this impressive four bedroom detached family home. The property boasts a superb kitchen/dining/family room overlooking the rear garden, en suite to the main bedroom and ample parking.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Flat ceiling, smoke alarm, stairs to first floor, radiator.

**Lounge**

Flat ceiling, UPVC double glazed half bay window to front elevation, two radiators, under stairs storage, door to:

**Kitchen/Dining/Family Room**

Flat ceiling, Kardean flooring, two radiators, space for table and chairs, inset spotlighting to kitchen area, UPVC double glazed windows double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, work surface over, integrated electric oven, gas hob, extractor hood over, integrated fridge/ freezer, dishwasher, one and a half bowl sink unit with mixer tap.

**Cloakroom**

Flat ceiling, obscured UPVC double glazed window to side elevation, close coupled WC, corner pedestal wash hand basin, continuation of Kardean flooring, heated towel rail.

**Utility Room**

Flat ceiling, wall mounted boiler, space and plumbing for washing machine, further base cupboard units, work surface over, extractor fan, double glazed door to rear garden, Kardean flooring, door to:

**First Floor Landing**

Flat ceiling, access to loft space, storage with shelving, cupboard housing hot water tank.

**Bedroom One**

Flat ceiling, UPVC double glazed window to front elevation, built-in wardrobes, radiator, door to;

**En Suite**

Flat ceiling, extractor fan, close coupled WC, wash hand basin set in vanity unit, heated towel rail, double shower cubicle with mains shower.

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

Flat ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

**Bathroom**

Flat ceiling, extractor fan, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap, heated towel rail, obscured UPVC double glazed window to rear elevation.

**Outside**

To the front of the property there is off road parking for leading to integral garage. The rear garden is well maintained, enclosed by wood panelled fencing and laid to lawn and patio, side pedestrian access via gate and outside water tap.

**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/>

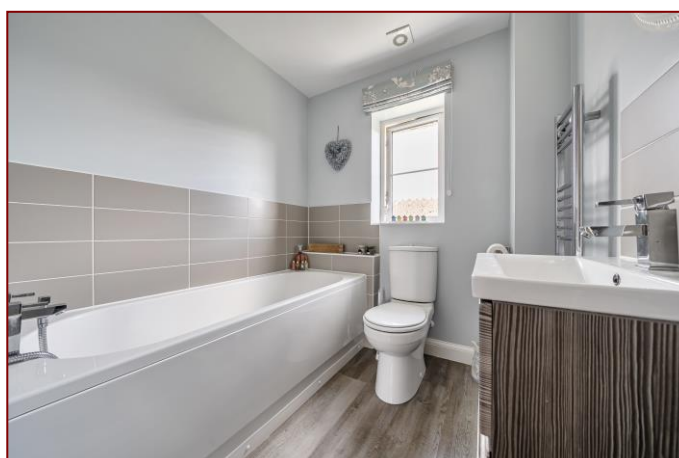
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

**Agents Note**

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

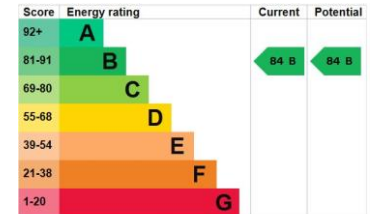
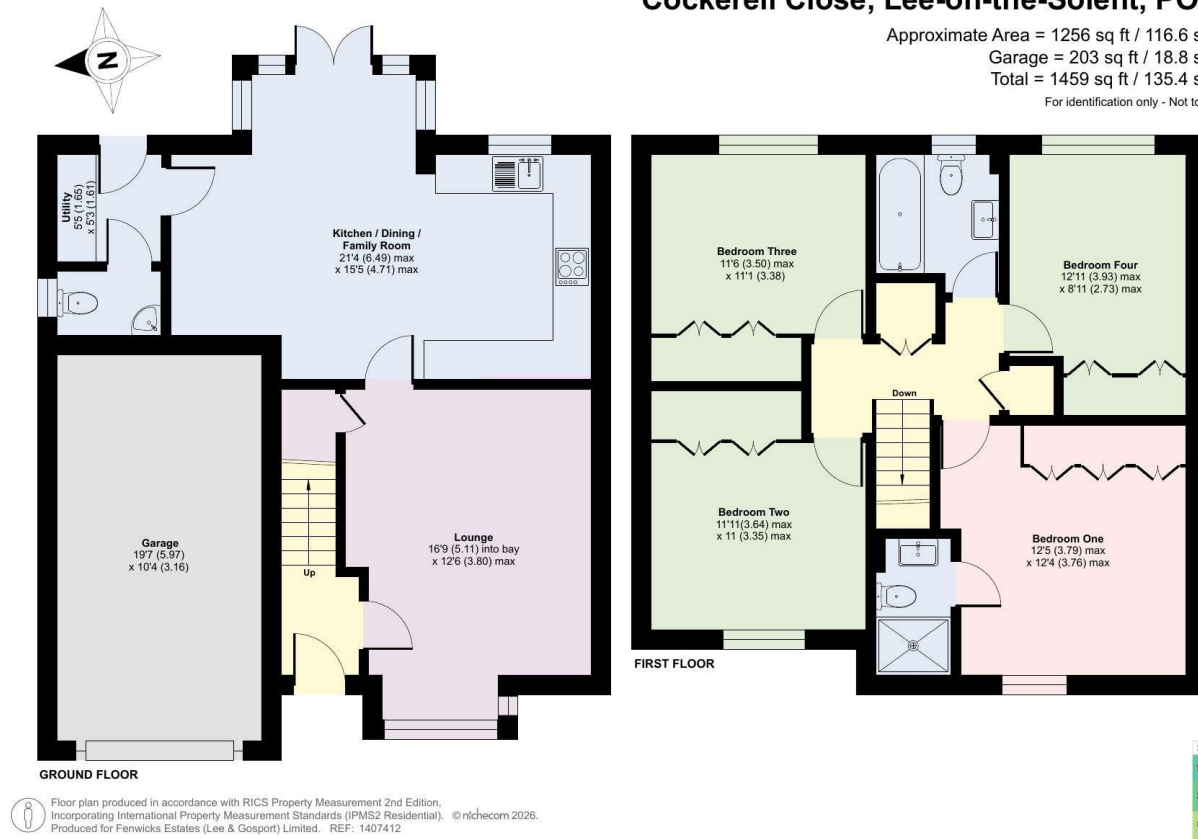
Service charge - Approximately £160 per annum

The property benefits from owned solar panels.



## Cockerell Close, Lee-on-the-Solent, PO13

Approximate Area = 1256 sq ft / 116.6 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 1459 sq ft / 135.4 sq m  
 For identification only - Not to scale



Tenure: Freehold

Council Tax Band: E

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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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£515,000

Cockerell Close, Lee-On-The-Solent, PO13 9FQ

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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