

Fenwicks are pleased to offer for sale a substantial detached house that has undergone numerous improvements. The property has a superb kitchen / family room with bifold doors opening onto a south facing garden. With 5/6 bedrooms and 3 bathrooms, there is plenty of accommodation.

The Accommodation Comprises:-

Composite front door with double glazed window to side.

Entrance Hall:-

Solid wood flooring, two radiators, stairs to first floor with oak handrails and glass balustrade.

Study / Bedroom Six:-

Double glazed window to front elevation, radiator.

Living Room:- 29' 1" x 11' 9" (8.86m x 3.58m)

Double glazed window to front elevation, radiator, wood burning stove, glazed doors to Playroom/ Study, decorative coving.

Ground Floor Shower Room:-

Corner shower cubicle with tiled surrounds, w.c., wash hand basin, tiled floor, extractor vent, heated towel rail, extractor vent.

Kitchen/ Dining/ Family Room:- 24' 0" x 23' 5" (7.31m x 7.13m)

A superb, open plan area with Living Area, Dining Area and Kitchen space, solid wood floor, three radiators, bi-folding doors to garden, roof lantern, kitchen area with range of wall and base units, granite worktop surfaces and splashbacks, integrated fridge, two ovens, gas hob, wine fridge, breakfast bar, inset spotlighting.

Playroom/ Study:- 13' 6" x 11' 8" (4.11m x 3.55m)

Double glazed window to rear elevation, vinyl flooring, radiator, glazed double doors to Living Room, door to Kitchen/ Family Room.

Utility Room:- 27' 7" x 5' 2" (8.40m x 1.57m)

Extensive range of storage with base units, worktop surfaces, some full height storage units, plumbing for two washing machines and space for two tumble dryers, one and a half bowl sink unit, doors to front and rear elevations, double glazed windows to side, tiled floor, inset spotlighting.

First Floor Landing:-

Two skylight windows providing natural light, access to loft space via drop down ladder.

Bedroom One:- 16' 1" x 10' 4" (4.90m x 3.15m)

Range of mirror fronted built in wardrobes to one wall, built in dressing table, double glazed window to front elevation, vertical column radiator, walk in wardrobe, door to:

En Suite:-

Double glazed window, double shower with tiled surrounds, his and hers sink unit, w.c, tiled floor, heated towel rail, extractor.

Bedroom Two:- 16' 1" x 9' 8" (4.90m x 2.94m) plus wardrobes

Double glazed window to rear elevation, built in, full height wardrobes to one wall, built in dressing table, radiator.

Bedroom Three:- 12' 4" x 8' 0" (3.76m x 2.44m)

Double glazed window to rear elevation, wood effect flooring, radiator.

Bedroom Four:- 10' 9" x 10' 4" (3.27m x 3.15m)

Double glazed window to front elevation, wood effect flooring, radiator, inset spotlighting.

Bedroom Five:- 12' 6" x 9' 3" (3.81m x 2.82m)

Two double glazed windows (dual aspect), wood effect flooring, radiator.

Family Bathroom:-

Double glazed window, large bath, corner shower with tiled surrounds, w.c., wash hand basin, extractor, radiator.

To the Front:-

Block paved driveway with parking for three cars, leading to garage, low rendered wall, side access.

Rear Garden:-

Approximately South facing and offering a good degree of privacy, in our opinion. Lawned area and established borders, side access, two patio areas, one including fixed pergola with solid roof and outside kitchen/bar underneath, summerhouse/ shed.

Garage:- 12' 2" x 8' 8" (3.71m x 2.64m)

Electric roller door, light and power, wall mounted gas central heating boiler, door to hallway.

General Information:-

Construction: Traditional

Water Supply: Portsmouth Water

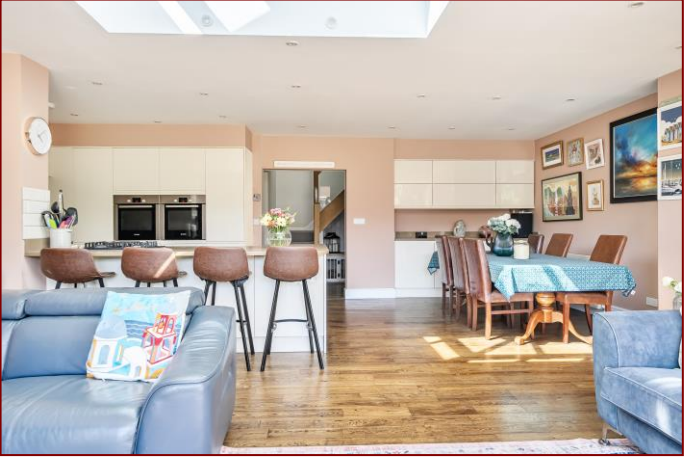
Sewerage: Mains

Electric Supply: Mains

Gas: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 C	82 B

Tenure: Freehold

Council Tax Band: E



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DRAFT DETAILS

£750,000
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