

Beautifully presented four bedroom detached house which has been extended to the side and rear providing spacious living accommodation. The property also has benefits from a garage and driveway along with a pleasant enclosed garden.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall
Stairs to first floor, radiator, coved ceiling, under stairs storage cupboard.

Cloakroom
Obscured UPVC double glazed window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, tiled flooring, ladder style radiator.

Lounge 14' 4" x 12' 11" (4.37m x 3.93m)
Coved ceiling, UPVC double glazed window to front elevation, radiator, double opening glazed doors to dining area, marble fireplace with inset electric fireplace.

Kitchen 11' 10" x 8' 10" (3.60m x 2.69m)
Coved ceiling, UPVC double glazed windows to side and rear elevations, UPVC double glazed door to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, single bowl stainless steel sink and drainer unit with mixer tap, integrated appliances to include electric oven, induction hob, dishwasher, washing machine, fridge, floor mounted boiler, tile flooring, door to:

Dining/Sitting Room 23' 0" x 16' 2" (7.01m x 4.92m) maximum measurements

Dining Area
Coved ceiling, radiator, double opening glazed doors to lounge.

Sitting Area
Double aspect UPVC double glazed windows to side and rear elevations, sliding door to rear garden, feature exposed brick wall.

Study 9' 6" x 4' 7" (2.89m x 1.40m)
UPVC double glazed window to front elevation.

Landing
UPVC double glazed window to side elevation, access to loft space, airing cupboard with slatted shelving and housing hot water tank.

Bedroom One 15' 1" x 10' 7" (4.59m x 3.22m) maximum measurements
Coved ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Two 12' 1" x 10' 6" (3.68m x 3.20m) maximum measurements
UPVC double glazed window to rear elevation, radiator, coved ceiling, built-in wardrobes and desk unit with storage below, inset book shelving.

Bedroom Three 10' 7" x 9' 3" (3.22m x 2.82m) maximum measurements
UPVC double glazed window to front elevation, radiator, built-in storage cupboards and work surface with storage cupboards above.

Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)
Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, tiled floor and walls, ladder style radiator.

Bedroom Four 9' 3" x 7' 1" (2.82m x 2.16m)
UPVC double glazed window to rear elevation, radiator, coved ceiling.

Outside
The rear garden is delightful feature the home, enclosed by wall and fencing, primarily laid to lawn with flower and shrub borders, timber storage shed, garage with metal up and over door, patio area, power and light connected. To the front of the property there is a further attractive garden laid to lawn, enclosed by hedging, off-road parking which continues to the side of the property and provides 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>



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

Tenure: Freehold

Council Tax Band: E



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DRAFT DETAILS

£485,000
Compton Close, Lee-On-The-Solent, PO13 8JP

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

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