

Fenwicks are pleased to offer for sale an exceptional house that has been improved by the current vendors, to a high standard, in our opinion. The property enjoys a corner plot with established garden and is situated in a quiet cul-de-sac. There are four bedrooms, two bathrooms and a superb, open plan kitchen / family / dining room.

The Accommodation Comprises:-

Obscured double glazed double-opening front doors with matching side panels to:

Entrance Porch:-

Cupboard containing meters, door to:

Cloakroom:-

Recently re-fitted with close coupled WC, wash hand basin inset vanity unit, partly tiled.

Lounge:- 19' 10" x 17' 4" (6.04m x 5.28m) maximum measurements

Feature double glazed bay window to front elevation, textured and coved ceiling, two radiators, gas fireplace with marble surround and wooden mantle, stairs to first-floor, under-stairs storage cupboard.

Kitchen/ Dining / Family Room:- 28' 10" x 15' 3" (8.78m x 4.64m) narrowing to 11' 3" (3.43m)

Formerly three separate rooms and now opened up and re-modelled into a superb, open plan kitchen / Family / Dining Room. There is an extensive range of wall and base units with worksurfaces over. Integrated appliances include induction hob and extractor, washer / dryer, oven, combination microwave oven, warming drawer and integrated bin storage. Recess of US style Fridge/Freezer, breakfast bar, several double glazed windows to two elevations, door to sun room.

Sun Room:- 10' 0" x 9' 10" (3.05m x 2.99m)

Double glazed windows with glass roof and double opening patio doors giving access to rear garden.

First Floor Landing:-

Access to loft housing gas central heating boiler, storage cupboard.

Bedroom One:- 20' 11" x 9' 6" (6.37m x 2.89m)

Of an excellent size, in our opinion with two double glazed windows to front elevation, two radiators, door to:

En-Suite Shower Room:- 7' 5" x 4' 7" (2.26m x 1.40m)

Re-fitted by the current vendors with obscured double glazed window to side elevation, heated chrome towel rail, close coupled WC, wash hand basin inset vanity unit, corner shower cubicle, extractor, inset ceiling lights.

Bedroom Two:- 15' 4" x 8' 10" (4.67m x 2.69m)

Double glazed window to side elevation, radiator, built-in wardrobe units with sliding doors.

Bedroom Three:- 12' 0" x 8' 2" (3.65m x 2.49m)

Double glazed window to rear elevation, radiator.

Bedroom Four:- 8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed window to rear elevation, radiator.

Bathroom:- 7' 8" x 5' 5" (2.34m x 1.65m) maximum measurements

Re-fitted by the current vendors with heated towel rail, WC, wash hand basin inset full-length vanity unit, panelled bath with shower screen and shower over.

Outside:-

The property benefits from well maintained communal gardens to the front with a profusion of trees, shrubs and flowers to borders, wooden gate providing side access to enclosed, corner rear garden, improved by the current vendors with a patio area, sheltered storage area, garden is partly laid to lawn with established shrubs, trees and bushes to borders, path leading to garden shed and separate potting shed, outside tap.

The property further benefits a garage situated in block with newly fitted up and over door. Residents parking is also available.

Owned solar panels to roof, which will be transferred upon sale.

General Information:-

Communal Garden Maintenance Charge - £450 per year approximately

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply – Mains

Sewerage – Mains

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

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





Tenure: Freehold

Council Tax Band: E

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£470,000

Lodge Gardens, Alverstoke, Gosport, PO12 3PY

DRAFT DETAILS

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