Tucked away in a highly sought after cul de sac is this attractive four bedroom Charles Church built family home. The property boasts four bedrooms and three reception rooms and a delightful garden room. There is a double garage and pleasant gardens.

Entrance Hallway
Coved ceiling, stairs to the first floor, UPVC double-glazed window to the front elevation, radiator and an understairs storage cupboard.

Cloakroom 6' 7'' x 2' 6'' (2.01m x 0.76m)
Obscured UPVC double-glazed window to the front elevation, close-coupled WC, wash hand basin set in a vanity unit and radiator.

Lounge 20' 9'' x 12' 4'' (6.32m x 3.76m)
A dual-aspect room with UPVC double-glazed windows to the front and rear elevations. Double opening connecting doors lead to the dining room. There is also a gas fireplace with a brick surround and tiled hearth, two radiators.

Dining Room 10' 4'' x 9' 4'' (3.15m x 2.84m)
Coved ceiling, UPVC double-glazed window to the rear elevation and radiator. Double-opening doors lead to the lounge.

Study 10' 8'' x 7' 8'' (3.25m x 2.34m)
UPVC double glazed window to front elevation, coved ceiling, radiator, desk and shelving to remain.

Kitchen/Breakfast Room 19' 1'' x 9' 3'' (5.81m x 2.82m)
UPVC double-glazed windows to the rear elevation and a radiator. Fitted with a range of base cupboards and matching eye-level units, with space for a table and chairs. Appliances and fittings include a double electric oven and gas hob, double stainless-steel sink unit with mixer tap, fridge/freezer (negotiable), dishwasher to remain. A door leads to the utility room.

Utility Room 10' 9'' x 7' 11'' (3.27m x 2.41m)
UPVC double-glazed window to the front elevation, cupboard housing boiler, base and eye level units, washing machine to remain, door to side of the property, tiled flooring, radiator.

Garden Room 10' 10'' x 9' 6'' (3.30m x 2.89m)
Insulated roof with inset spot lighting, UPVC double-glazed windows, double-opening doors to the rear garden and tiled flooring.

First Floor Landing
Access to the loft space and a cupboard housing the hot-water tank.

Bedroom One 13' 0'' x 11' 3'' (3.96m x 3.43m)
A range of built-in wardrobes and dressing table, UPVC double-glazed window to the rear elevation and radiator. A door leads to the en suite.

En-Suite 7' 1'' x 7' 0'' (2.16m x 2.13m)
Obscured UPVC double glazed window to front elevation, shower cubicle, close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder style radiator.

Bedroom Two 12' 6'' x 10' 3'' (3.81m x 3.12m)
UPVC double-glazed window to the rear elevation, radiator.

Bedroom Three 12' 6'' x 9' 10'' (3.81m x 2.99m)
UPVC double-glazed window to the front elevation and radiator.

Bedroom Four 8' 11'' x 7' 3'' (2.72m x 2.21m)
UPVC double-glazed window to the rear elevation, radiators and a built-in wardrobe.

Bathroom 7' 1'' x 6' 5'' (2.16m x 1.95m)
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, P shape bath with shower over, ladder style radiator.

Outside
Enclosed by pannelled fencing, laid to lawn with patio area, side access, mature trees. To the font of the house is ample parking, double garage and further flowerbeds.

Double Garage
Remote controlled roller door, power and light connected, UPVC double glazed window and door.

General Information
Construction: Traditional.
Water supply: Portsmouth Water.
Electricity supply: Mains.
Gas supply: Mains.
Sewerage: Mains.
Mobile and broadband coverage: Please check via: https://checker.ofcom.org.uk/
Flood risk: Please check via: https://www.gov.uk/check-long-term-flood-risk







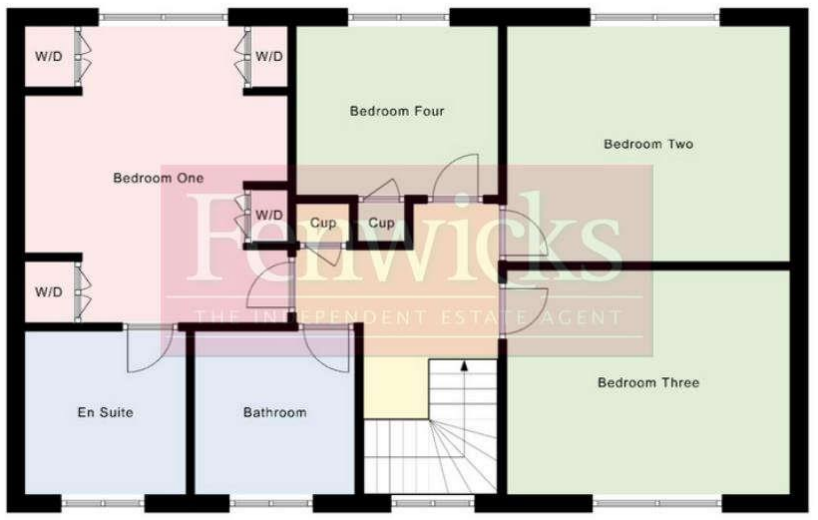


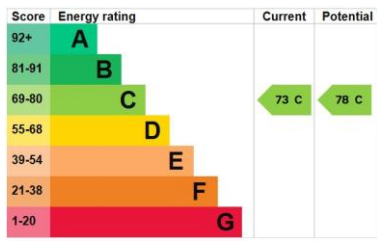





Fenwicks
THE INDEPENDENT ESTATE AGENT







Tenure: Freehold

Council Tax Band: F

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The Property Ombudsman



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Marks Tey Road, Stubbington, Fareham, PO14 3LE

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

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