

## £375,000

### CRANLEIGH ROAD, PORTCHESTER, PO16 9DH



- Three Bedrooms
- Entrance Hallway
- Lounge
- Semi Open Plan Kitchen/Dining/Family Room
- Downstairs Cloakroom/Utility
- First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Enclosed South Facing Rear Garden
- 16' x 10' Garden Room & 19' X 17' Double Garage/Workshop
- NO CHAIN AHEAD

#### Portchester Office

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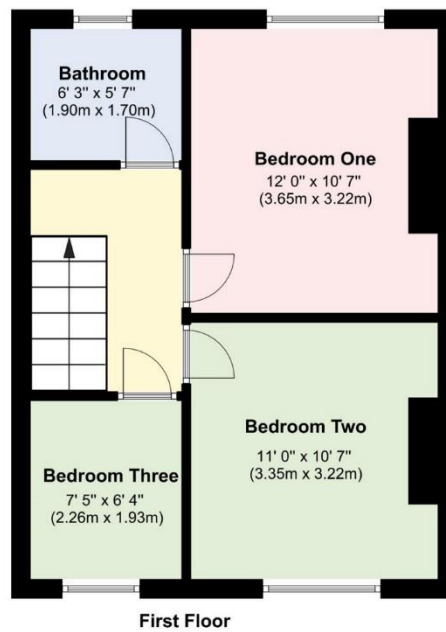
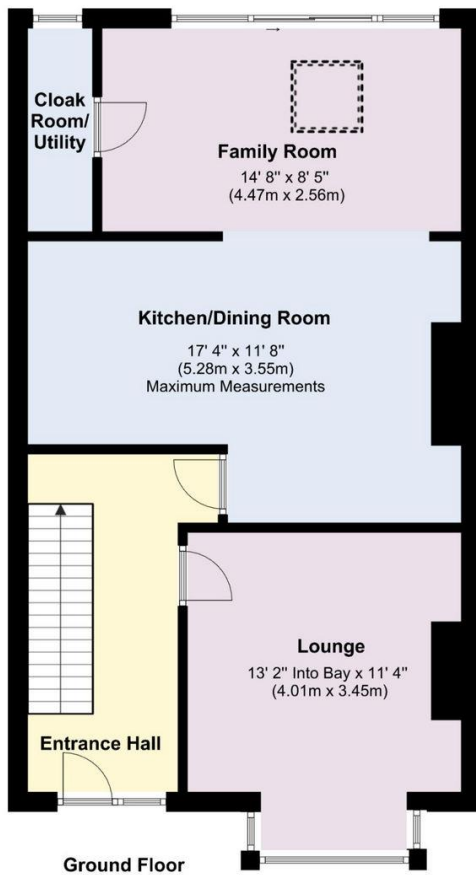
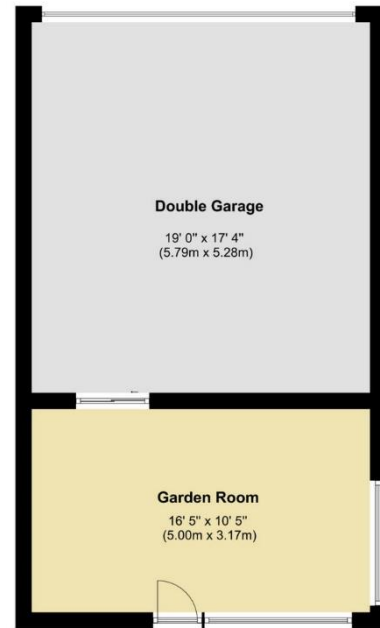
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Property Reference: P2903

Council Tax Band: C

Awaiting EPC

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

Part double glazed front door with double glazed side panel to:

### Entrance Hall:-

Stairs leading to the first floor with under stair storage cupboard housing the metres, radiator, wood effect laminate flooring, picture rail, textured ceiling. Panelled doors to:

### Lounge:-

13' 2" Into Bay x 11' 4" (4.01m x 3.45m)

UPVC double glazed bay window to the front elevation, radiator, TV aerial point, feature gas wood burner with slate hearth, picture rail and textured ceiling.



## Open Plan Kitchen/Dining/Family Room:-



### Kitchen/Dining Room:-

17' 4" x 11' 8" (5.28m x 3.55m) Maximum Measurements

The kitchen is fitted with a range of modern base and eye level soft close units incorporating corner carousel sections, worktops with a one and a half bowl single drainer sink unit inset, mixer tap and part tiled walls, built-in oven with gas hob above and concealed extractor, integrated dishwasher, built-in fridge/freezer and flat ceiling, there is also a dining area with space for a table and chairs if required, radiator, picture rail, textured ceiling. Walkway to:



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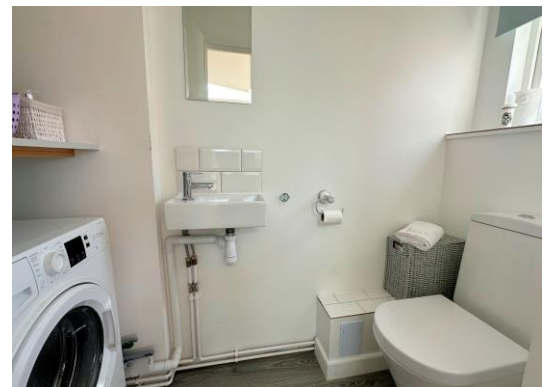
**Family Room:-**  
14' 8" x 8' 5" (4.47m x 2.56m)

UPVC double glazed windows and doors overlooking and accessing the South facing rear garden, seating area, further radiator, a flat insulated ceiling with skylight, spotlights inset. Internal door to:



**Downstairs Cloakroom/Utility:-**  
8' 1" x 2' 8" (2.46m x 0.81m)

Opaque UPVC double glazed window to the rear elevation, close coupled WC, wash hand basin and mixer tap and tiled splash back, space and plumbing for washing machine with worktop above, wall mounted gas central heating boiler, flat ceiling with spotlights inset and access to a small loft area.

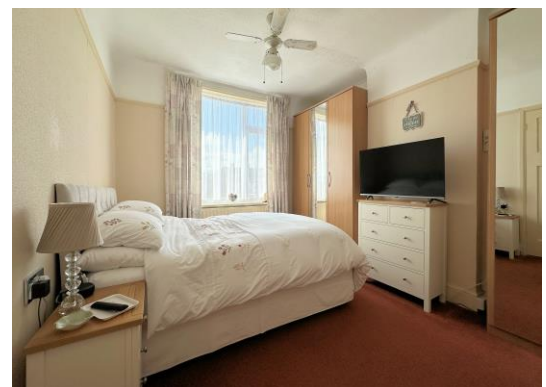


**First Floor Landing:-**

Picture rail, textured ceiling with access to the loft via a fitted ladder. Panelled doors to:

**Bedroom One:-**  
12' 0" x 10' 7" (3.65m x 3.22m)

UPVC double glazed window to the rear elevation, radiator, picture rail and textured ceiling.



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## Bedroom Two:-

11' 0" x 10' 7" (3.35m x 3.22m)

UPVC double glazed window to the front elevation, radiator, wood effect laminate flooring, picture rail and flat ceiling



## Bedroom Three:-

7' 5" x 6' 4" (2.26m x 1.93m)

UPVC double glazed window to the front elevation, radiator, picture rail and textured ceiling.



## Bathroom:-

6' 3" x 5' 7" (1.90m x 1.70m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising walk-in bath with mixer tap and additional shower over, wash hand basin with mixer tap and vanity storage below, close coupled WC, part tiled walls, chrome heated towel rail and textured ceiling with spotlights inset.



## Outside:-

The front garden is laid to lawn with shrub borders and brick retaining wall. Rear vehicular access leads to:



## Double/Workshop Garage:-

19' 0" x 17' 4" (5.79m x 5.28m)

Power roller door allowing off street parking if required and an internal door to:



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### Garden Room:-

16' 5" x 10' 5" (5.00m x 3.17m)

Power connected and double glazed windows and composite door leading to:



### Rear Garden:-

Enclosed south facing rear garden with replacement composite decking for entertaining purposes, lawn with established shrub borders and a further patio area.



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