

Ideally situated close to Stubbington Village, this deceptively spacious four-bedroom family home is perfectly positioned within easy reach of a wide range of local amenities and highly regarded schools. Offering versatile and well-proportioned living accommodation, the property features a generous lounge, a separate family room, and an enclosed rear garden, ideal for both family life and entertaining. To the front, a substantial gravelled driveway provides ample off-road parking, making this an excellent opportunity for growing families seeking both space and convenience.

Entrance Hallway

UPVC double glazed front door with glazed side panels, stairs to the first floor, under stairs storage cupboard, radiator.

Lounge:- 22' 2" x 13' 10" (6.75m x 4.21m)

Double aspect room with UPVC double glazed windows to the front and rear elevations, laminate flooring, two radiators.

Kitchen:- 13' 10" x 11' 0" (4.21m x 3.35m)

UPVC double glazed window to the rear elevation, fitted with a range of base cupboards, matching eye level units and drawer units, roll top work surface, stainless steel sink unit with mixer tap, space for American style fridge/ freezer, space for under counter additional fridge or freezer, recess and plumbing for dishwasher, space for oven, wall mounted Vaillant boiler, vertical style radiator, door to side of property.

Utility Room:- 6' 11" x 6' 5" (2.11m x 1.95m)

UPVC double glazed obscure window to the side elevation, base cupboard units, stainless steel sink unit with mixer tap, recess and plumbing for washing machine.

Cloakroom:- 6' 11" x 3' 11" (2.11m x 1.19m)

Close coupled WC, wash hand basin set in vanity unit, ladder style radiator, storage cupboard set into the wall.

Sitting Room/ Family Room:- 19' 2" x 13' 6" (5.84m x 4.11m) narrowing to 7' 2" (2.18m)

Two UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, coved ceiling, laminate flooring, radiator.

Bedroom One:- 15' 2" x 11' 9" (4.62m x 3.58m) plus window & door recess

UPVC double glazed window to the front elevation, Velux windows with blackout blinds, inset spotlighting, radiator, access to eaves storage.

Bedroom Two:- 11' 2" x 10' 3" (3.40m x 3.12m) plus cupboards

UPVC double glazed window to the front elevation, radiator, access to eaves storage, built in wardrobe, further built in storage cupboards.

Bedroom Three:- 11' 0" x 10' 4" (3.35m x 3.15m) maximum measurements (L-Shape)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four:- 9' 8" x 8' 6" (2.94m x 2.59m) maximum measurements (L-Shape)

UPVC double glazed window to the rear elevation, radiator.

Bathroom:- 6' 10" x 5' 5" (2.08m x 1.65m)

Obscure UPVC double glazed window to the rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mixer tap and shower attachment off, ladder style radiator.

Shower Room:- 7' 1" x 5' 11" (2.16m x 1.80m)

Velux window, wash hand basin set in vanity unit, double shower cubicle with electric shower, close coupled WC, ladder style radiator.

Outside:-

To the front of the property is a gravelled driveway providing ample off road parking. The rear garden is mainly laid to lawn, enclosed by wooden panelled fencing with mature shrubs, patio area, outside tap, side pedestrian access, two wooden shed.

General Information:-

Construction - Traditional

Water Supply – Portsmouth Water

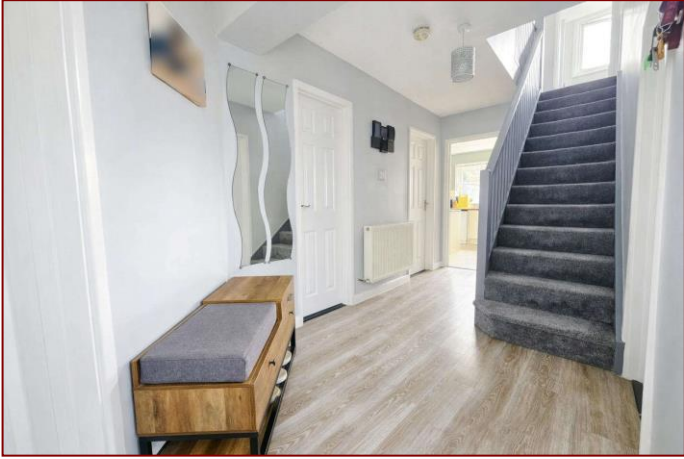
Electric Supply – Mains

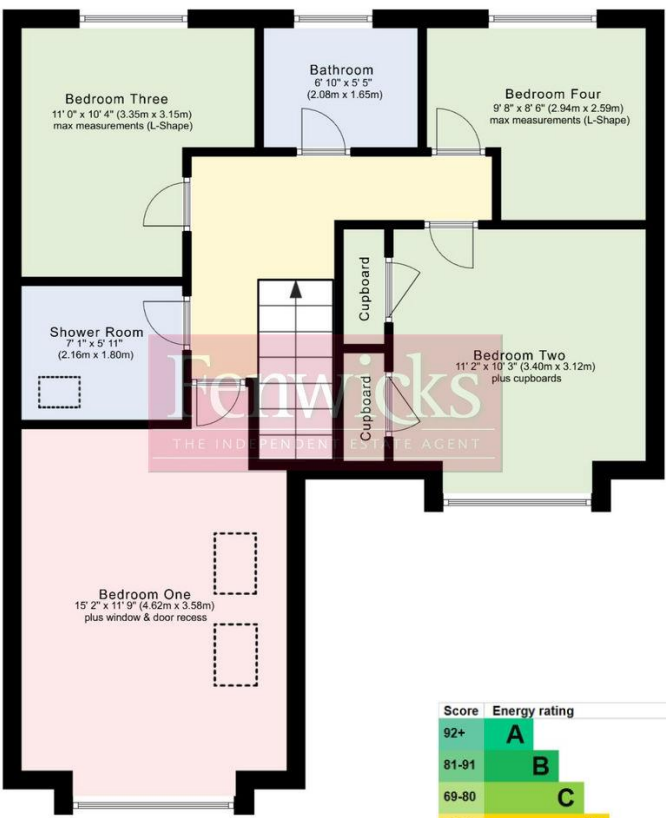
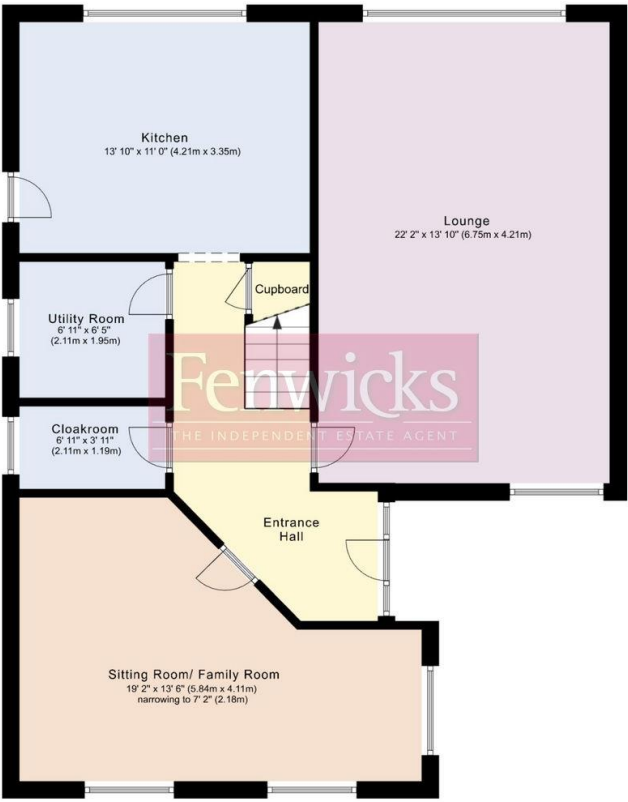
Gas Supply - Mains

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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£549,995
Mays Lane, Stubbington, PO14 2EW

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

Fenwicks
THE INDEPENDENT ESTATE AGENT