Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£485,000

Dore Avenue, Portchester, PO16 8BY



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Separate Utility Room
- Dual Aspect Orangery Extension
- Modern Shower Room & Additional Cloakroom
- Gas Central Heating & Double Glazed Windows & Doors
- Off Street Parking, Private Driveway & Detached Workshop

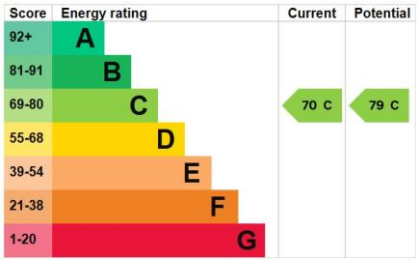
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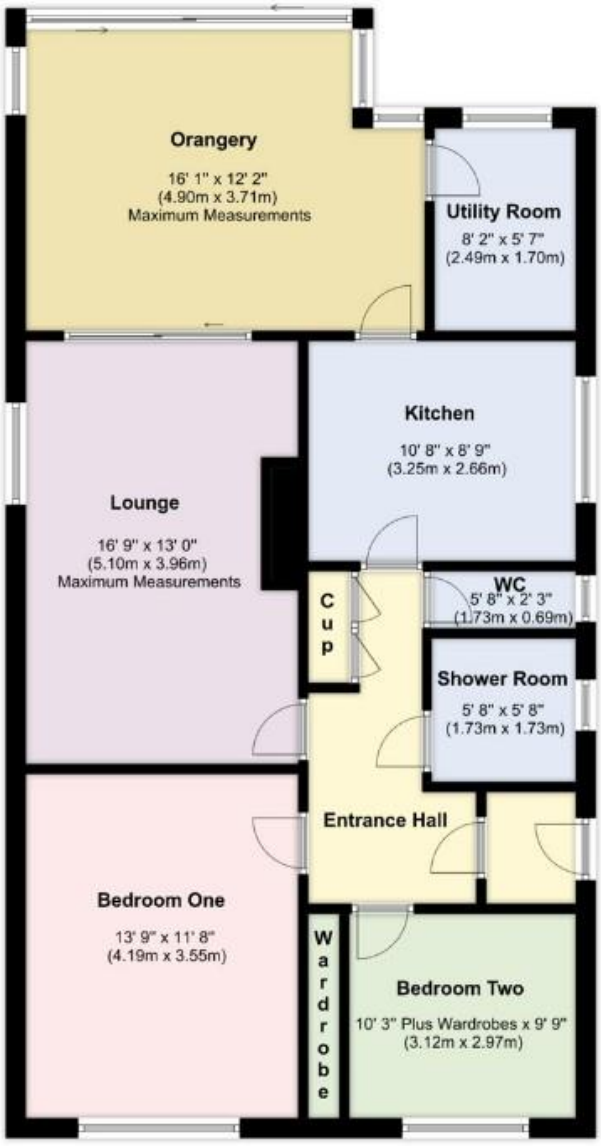
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Property Reference: 000002730

Council Tax Band: D



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



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The Accommodation Comprises:-

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

Entrance Lobby:-

Attractive tiling to the floor and walls, panelled ceiling. Double glazed internal door to:

Entrance Hallway:-

A generous size hallway with built in storage cupboards, one of which houses the gas central heating boiler, radiator, coving to flat ceiling with access to the loft via a fitted ladder. Wooden doors to:



Lounge:-
16' 9'' x 13' 0'' (5.10m x 3.96m) Maximum Measurements

UPVC double glazed window to the side elevation, two radiators, feature marble fireplace with electric fire inset, TV aerial point, coving to flat ceiling. UPVC double glazed sliding patio door to:







Orangery:-
16' 1'' x 12' 2'' (4.90m x 3.71m) Maximum Measurements

A dual aspect room with UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator, space for a table and chairs if required, tiled flooring, flat/sloping ceiling with spot lights inset, door to the kitchen. Further door to:

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Utility Room:-
8' 2'' x 5' 7'' (2.49m x 1.70m)

UPVC double glazed window to the rear elevation, fitted storage cupboards, space and plumbing for washing machine, tumble dryer and additional fridge or freezer with worktop above, part tiled walls and tiled flooring, flat/sloping ceiling with spot light inset.



Kitchen:-
10' 8'' x 8' 9'' (3.25m x 2.66m)

UPVC double glazed window to the side elevation. The kitchen is fitted with a range of base, eye and glass display units with roll top work surfaces, one and half bowl single drainer sink unit inset with mixer tap and part tiled walls, built in eye level oven and grill, induction hob with concealed extractor over, integrated dishwasher and built in fridge/freezer, radiator, tiled flooring. flat ceiling and door to the entrance hallway.







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Bedroom One:-
13' 9'' x 11' 8'' (4.19m x 3.55m)

UPVC double glazed bow window to the front elevation, radiator, fitted bedroom furniture to remain and coving to flat ceiling.







Bedroom Two:-
10' 3'' Plus Wardrobes x 9' 9'' (3.12m x 2.97m)

UPVC double glazed bow window to the front elevation, radiator, built in wardrobes and coving to flat ceiling.





Shower Room:-
5' 8'' x 5' 8'' (1.73m x 1.73m)

Opaque UPVC double glazed window to the side elevation, modern white suite comprising Aqualisa rainwater and hand held showers, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storge below, fitted mirror, additional storage and pelmet lighting above, attractive water proof panelling to the walls, heated towel rail, panelled ceiling with spot lights inset and extractor.



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Separate Cloakroom/WC:-
5' 8'' x 2' 3'' (1.73m x 0.69m)

Opaque UPVC double glazed window to the side elevation, white suite comprising WC with 2-in-1 integrated wash hand basin and mixer tap, attractive wall and floor tiling, under floor heating and a panelled ceiling.

Outside:-

To the front of the bungalow there is a small garden area laid to lawn with shrubs inset. There is off street parking and a private driveway to the side allowing off street parking for several vehicles. A wooden gate then gives pedestrian access to the rear garden and detached workshop.





Rear Garden:-

An enclosed West facing rear garden with a patio area for entertaining purposes with a raised flower bed and partial views towards Portsmouth Harbour. The remainder is laid to lawn with further shrub borders and a water tap, there is also detached brick built workshop with power and light connected, double opening doors to the front and a side courtesy door to the garden.







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