

**This superbly presented and extended semi detached family home provides deceptively spacious living accommodation. With four bedrooms and two bathrooms the property also benefits from a delightful garden and large garage/workshop.**

**The Accommodation Comprises:-**  
UPVC double glazed front door to:

**Entrance Hall:-**

Feature wood panelling lower wall, under stairs storage cupboard housing boiler (the owner informs us that the boiler was replaced in December 2022), radiator, opening into Kitchen.

**Lounge:- 11' 5" x 10' 6" (3.48m x 3.20m) maximum measurements**  
UPVC double glazed bay window to front elevation with fitted shutters, feature fireplace, bespoke cabinets and shelving to alcoves.

**Dining Area:- 10' 11" x 9' 10" (3.32m x 2.99m)**  
Radiator, double opening glazed doors to:

**Open Plan Kitchen:- 17' 9" x 15' 10" (5.41m x 4.82m) L-Shape maximum measurements**

L-shaped room with UPVC double glazed windows to side and rear elevations, UPVC double glazed single door and double doors to rear garden, inset spotlighting, radiator. Fitted with a range of base cupboards and matching eye level units, roll top work surface, double bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space and plumbing for washing machine, space for range style oven with extractor fan over, integrated fridge/freezer, pull out larder cupboard, island incorporating breakfast bar with further base cupboards and drawer units.

**Cloakroom:- 4' 4" x 2' 5" (1.32m x 0.74m)**

UPVC double glazed obscured window to side elevation, feature wood panelling, close coupled WC, wash hand basin with mixer tap.

**First Floor Landing:-**

Inset spotlighting, access to boarded loft.

**Bedroom One:- 11' 6" x 10' 6" (3.50m x 3.20m)**

UPVC double glazed window to front elevation with fitted shutter, radiator. Door to:-

**En-Suite:- 5' 11" x 5' 3" (1.80m x 1.60m)**

UPVC double glazed obscured window to front elevation, WC, wash hand basin set in vanity unit, tiled walls, ladder style radiator, mains shower. (The current owners do not use the shower unit and a solid/fabric enclosure would be required).

**Bedroom Two:- 10' 10" x 7' 7" (3.30m x 2.31m) maximum measurements**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Three:- 10' 9" x 7' 9" (3.27m x 2.36m) maximum measurements**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Four:- 8' 0" x 6' 10" (2.44m x 2.08m)**

UPVC double glazed window to side elevation, fitted shutters, radiator.

**Family Bathroom:- 10' 10" x 6' 8" (3.30m x 2.03m)**

Inset spotlighting, close coupled WC with concealed cistern, wash hand basin set in vanity unit, shower cubicle with main shower, extractor fan, ladder style radiator.

**Outside:-**

The rear garden is a delightful feature of the home, enclosed by panel fencing and primarily laid to lawn with two patio areas, block paved path leading up the garden, side pedestrian access, outside water tap. To the front of the property is a further garden.

**Garage:- 24' 2" x 8' 2" (7.36m x 2.49m)**

Large garage and workshop with UPVC double glazed window and door to garden. Vehicular door to rear.

**Workshop:- 23' 11" x 9' 5" (7.28m x 2.87m)**

**General Information**

Construction - Traditional

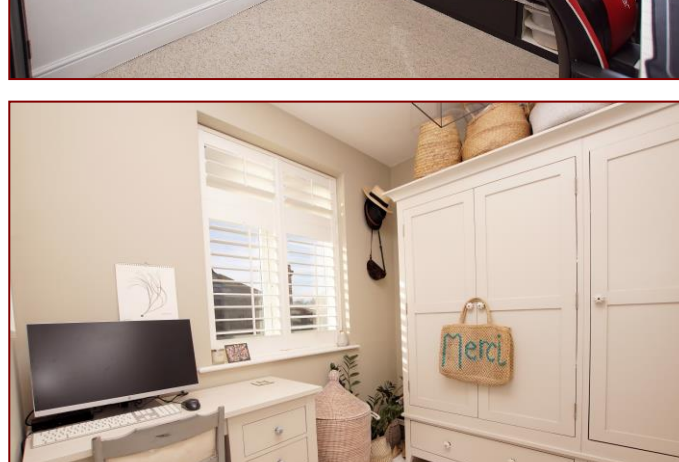
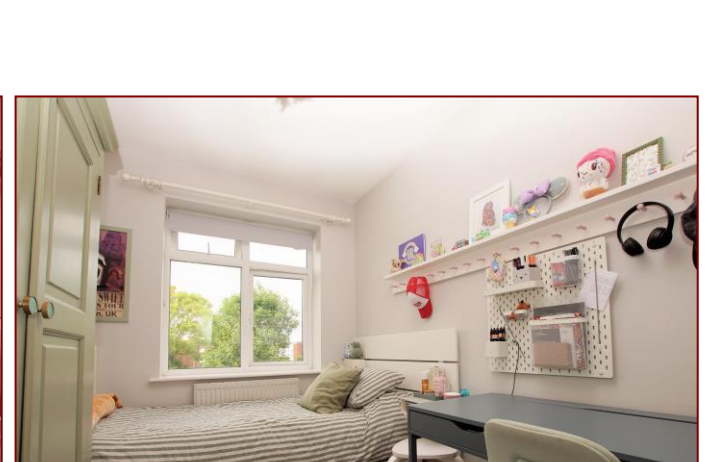
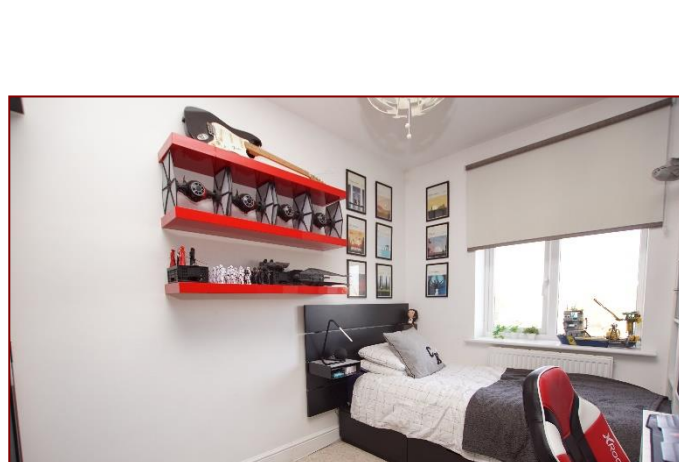
Water Supply - Portsmouth Water

Electric Supply - TBC

Sewerage - Mains sewerage

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>





Tenure: Freehold

Council Tax Band: C



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£391,995

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\*DRAFT DETAILS\*

**Fenwicks**

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