

* Situated in a sought after road within Alverstoke is this delightful three bedroom semi detached house. The property benefits from a generous sized enclosed garden and ample parking. Stokes Bay seafront and Alverstoke village are close by. *

The Accommodation Comprises:

UPVC double glazed double opening doors to:

Entrance Porch

Tiled flooring, glazed front door to:

Entrance Hall

Stairs to first floor, picture rail, radiator, under-stairs cupboard, leadlight windows to either side of the front door.

Kitchen 10' 5" x 8' 1" (3.17m x 2.46m)

Two UPVC double glazed windows to side elevation, recess for fridge/freezer, recess for oven, additional undercounter space, fitted with range of base cupboards and matching eye level units, roll top work surface, one and half bowl single drainer sink unit with mixer tap, wall mounted boiler, door to:

Rear Lobby

UPVC double glazed window and door to side elevation, recess with shelving and plumbing for washing machine, door to:

Cloakroom

UPVC double glazed window to rear elevation, close coupled WC, wash hand basin.

Dining Room 13' 10" x 11' 4" (4.21m x 3.45m)

Coved ceiling, picture rail, feature fireplace, radiator, double opening glazed doors with side windows to:

Conservatory 6' 9" x 13' 11" (2.06m x 4.24m)

Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden, tiled flooring.

Lounge 12' 1" plus bay x 12' 10" (3.68m plus bay x 3.91m)

UPVC double glazed deep bay window to front elevation, coved ceiling, picture rail, radiator, working fireplace.

First Floor Landing

UPVC double glazed window to side elevation, access to loft space, airing cupboard.

WC

Obscured UPVC double glazed window to side elevation, close coupled WC, tiled flooring.

Family Bathroom 5' 5" x 7' 5" (1.65m x 2.26m)

Obscured UPVC double glazed window to rear elevation, pedestal wash hand basin, panelled bath with shower attachment and electric shower over.

Bedroom One 12' 2" plus bay x 10' 2" (3.71m plus bay x 3.10m)

UPVC double glazed bay window to front elevation, wardrobe to alcove, radiator.

Bedroom Two 13' 11" x 10' 2" (4.24m x 3.10m)

UPVC double glazed window to rear elevation, picture rail, wardrobes to alcove, radiator.

Bedroom Three 7' 10" x 7' 4" (2.39m x 2.23m)

UPVC double glazed window to front elevation, picture rail, radiator.

Outside

The generous size rear garden is a superb feature of the home, enclosed by panel fencing, primarily laid to lawn with patio and decking areas, garage and driveway (a fence panel would need to be removed for vehicular access to the garage). To the front of the property is ample off-road parking.

General Information

Construction: Traditional

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

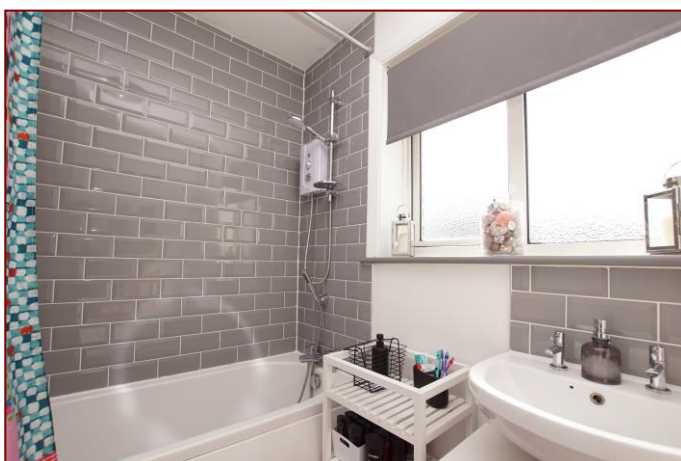
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	51 E
1-20	G		



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£489,995

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DRAFT DETAILS

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