

Superbly presented five bedroom detached property situated on the popular Cherque Farm development at Lee on the Solent. The property benefits from an open plan kitchen/dining room, bespoke en suite to main bedroom , detached garage and car port.

The Accommodation Comprises

Composite double glazed front door to:

Entrance Hall

Storage cupboard, wooden flooring, stairs leading to first floor, radiator.

Cloakroom 6' 4" x 3' 3" (1.93m x 0.99m)

Obscured UPVC double glazed window to front elevation, close couple WC, pedestal wash hand basin, consumer unit, wooden flooring, radiator.

Lounge 15' 5" x 10' 11" (4.70m x 3.32m) plus bay

UPVC double glazed bay window to front elevation, electric fireplace, two radiators .

Kitchen/Dining Room 18' 7" x 12' 2" (5.66m x 3.71m) plus bay

UPVC double glazed windows to rear elevation, UPVC double glazed patio doors leading to garden, inset spotlighting, low hanging light fittings above breakfast bar, kitchen is fitted with a range of base units with matching eye level units with ambient lighting, one & half bowl stainless steel sink with drainer and mixer tap, breakfast bar, integrated washing machine, integrated eye level double oven, integrated five ring gas hob with extractor hood over, space for American style fridge/freezer, space for dishwasher, walk in pantry housing boiler, wooden flooring throughout, two radiators.

First Floor Landing

Airing cupboard housing immersion tank, stairs leading to second floor.

Bedroom Two 17' 8" x 10' 5" (5.38m x 3.17m)

Dual aspect UPVC double glazed windows to front and rear elevation, two radiators, access to loft.

Bedroom Three 15' 11" x 10' 11" (4.85m x 3.32m)

UPVC double glazed window to front elevation, radiator.

Bedroom Four 12' 7" x 10' 11" (3.83m x 3.32m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Five 9' 6" x 7' 4" (2.89m x 2.23m) maximum measurements

UPVC double glazed window to front elevation, radiator.

Bathroom 7' 4" x 6' 4" (2.23m x 1.93m)

Obscured UPVC double glazed window to rear elevation, inset spotlighting, built in WC cistern and sink with under cupboard storage, bath with tiled surround with mains shower connection, tiled flooring, ladder style heated towel rail.

Second Floor Landing

Storage cupboard, access to loft.

Bedroom one 19' 4" x 11' 4" (5.89m x 3.45m) maximum measurements

UPVC double glazed window to front elevation, Velux window to rear elevation, two fitted cupboards, radiator, door to:

En Suite

Uniquely bespoke En Suite designed by current owners, Velux window to front elevation, built-in WC cistern, sink with storage cupboard underneath, walk in bespoke shower with rain fall shower head and jets, stone effect flooring and tiled surround, port hole features into bedroom and also further port holes onto landing area, tiled floor and walls, ladder style radiator.

Outside

To the rear There are two decking areas for seating or BBQ's, lawned area with raised planted borders, side access via gate, driveway leading to garage with electric roller door allowing for under cover car port, access to garage with up and over door with power and lighting and side door. To the front a pathway leading to front door with shingled areas either side, driveway and carport accessed via electric roller shutter door, side access to rear garden.

General Information

Construction - Traditional

Water Supply – Mains

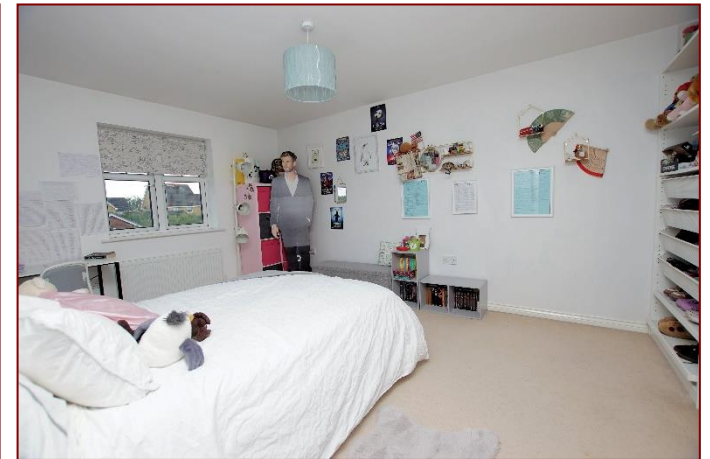
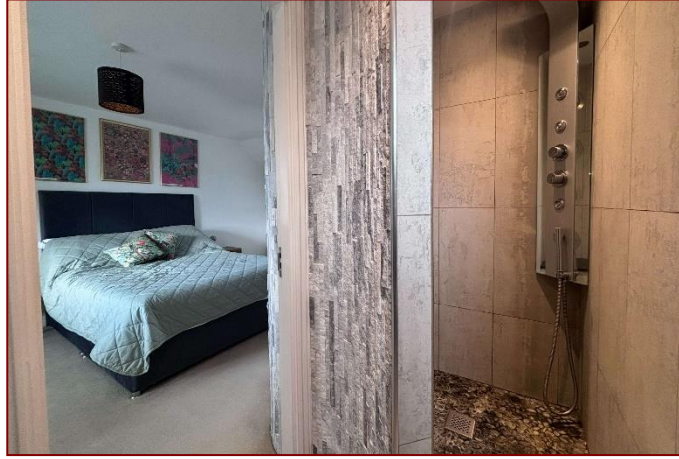
Electric Supply – Mains

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>





Tenure: Freehold

Council Tax Band: E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.

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£550,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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