

£375,000

WHITEHAVEN, PORTCHESTER, PO16 9AQ



- Two/Three Bedrooms
- Entrance Hallway
- Lounge With Feature Wood Burner
- Dining Room/Bedroom Three
- Fitted Kitchen With Built-In Appliances
- Modern Shower Room
- UPVC Conservatory
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Detached Brick Built Garage
- Generous Enclosed Rear Garden

Portchester Office

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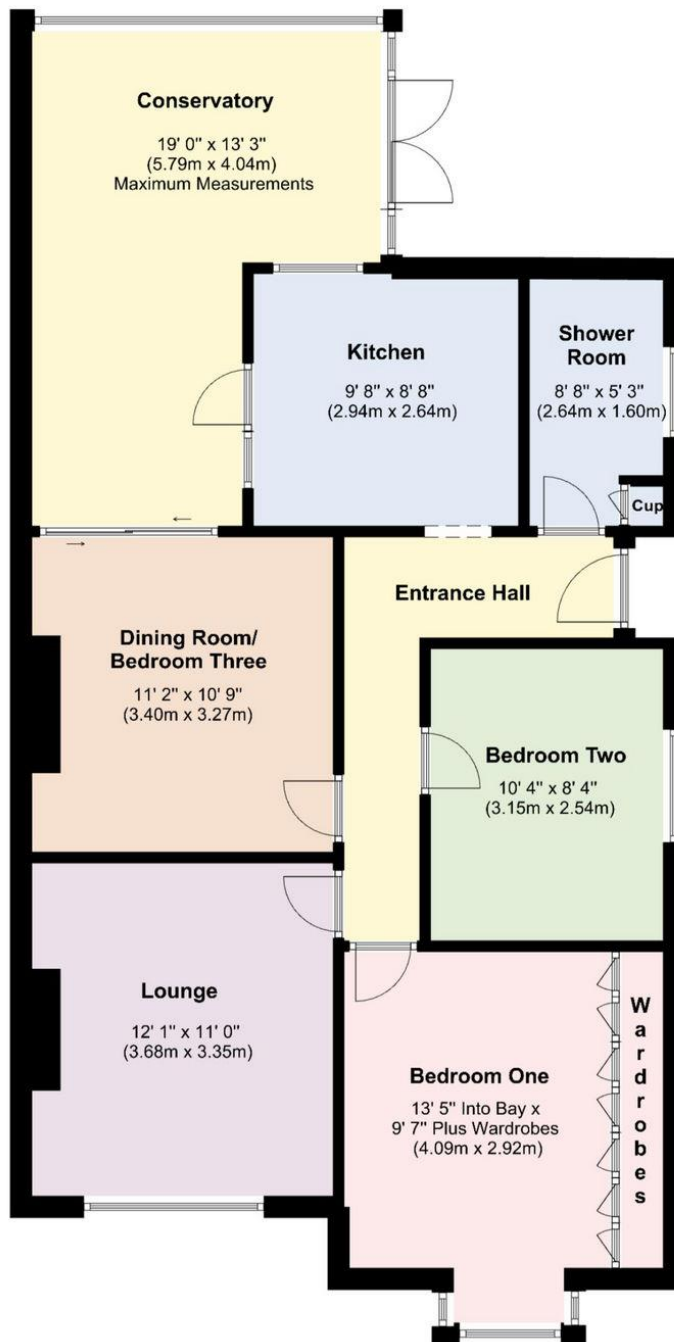
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Property Reference: P2928

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Covered entrance with quarry tiled step and part double glazed composite front door into:

Entrance Hall:-

Radiator, coving to flat ceiling with access to loft via fitted ladder and Amtico flooring. Doors to:

Lounge:-

12' 1" x 11' 0" (3.68m x 3.35m)

UPVC double glazed window to front elevation, TV aerial point, radiator, feature fireplace with wood burner inset and slate hearth and coving to textured ceiling.



Dining Room/Bedroom Three:-

11' 2" x 10' 9" (3.40m x 3.27m)

UPVC double glazed sliding patio door leading to conservatory, space for table and chairs if required, radiator and coving to flat ceiling.



Kitchen:-

9' 8" x 8' 8" (2.94m x 2.64m)

UPVC double glazed window to rear elevation, the kitchen is fitted with a modern range of base and eye level soft close units with under lighting to wall units, a glass display unit with lighting inset, roll top work surfaces, single bowl sink unit with mixer tap and splash back, built-in oven with retractable door, induction hob with extractor canopy above, integrated slimline dishwasher and washing machine, built-in under counter fridge and separate freezer, radiator, Amtico flooring and flat ceiling. UPVC double glazed door with matching side panels leading to:



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L-Shaped Conservatory:-
19' 0" x 13' 3" (5.79m x 4.04m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, glass anti-reflective roof with fitted blinds, power and light connected, wood effect laminate flooring, radiator, space for an additional table and chairs if required.



Bedroom One:-
13' 5" Into Bay x 9' 7" Plus Wardrobes (4.09m x 2.92m)

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



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Bedroom Two:-

10' 4" x 8' 4" (3.15m x 2.54m)

UPVC double glazed window to side elevation, radiator and coving to flat ceiling.



Shower Room:-

8' 8" x 5' 3" (2.64m x 1.60m)

Opaque UPVC double glazed window to side elevation, modern suite comprising double width shower tray and screen, WC with concealed cistern and shelf above, vanity storage cupboards to side, integrated wash hand basin with mixer tap, tiled walls, radiator, tiled flooring, cupboard housing gas central heating boiler and coving to textured ceiling with spotlighting inset and extractor.



Garage:-

A detached garage/workshop with up/over door and UPVC windows and courtesy door to garden.

Rear Garden:-

A generous size enclosed garden with a patio and raised decking area for socialising and entertaining purposes, the remainder is laid to lawn with mature shrubs and hedging to borders, fruit trees and a greenhouse to remain.

Outside:-

Block paved off street parking for several vehicles, shingle area with shrub borders, low brick retaining wall and mature tree. The driveway leads to a detached garage/workshop and a wooden gate gives pedestrian access to rear garden.

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