

Situated towards the outskirts of Cherque Farm is this stunning 'Topiary' design, Persimmon built town house which benefits from light and contemporary living accommodation. Benefits include an open plan kitchen/dining/family room leading straight onto a superb conservatory, three/four bedrooms and en-suite facilities. There is also a garage and landscaped garden to the rear.

**The Accommodation Comprises**

Double glazed composite front door to:

**Entrance Hall**

Coved ceiling, radiator, stairs to first floor, consumer unit to wall, storage cupboard.

**Kitchen/Dining/Family Room 18' 6" x 14' 8" (5.63m x 4.47m) maximum measurements**

Coved ceiling, two radiators, UPVC double glazed windows and double opening doors to conservatory, under stairs storage cupboard, fitted with a modern range of base cupboards and matching eye units, work surface over, inset single sink unit with mixer tap, integrated appliances to include; fridge/freezer, dishwasher, electric oven and induction hob, space and plumbing for washing machine, space tumble dryer.

**Conservatory 13' 3" x 9' 10" (4.04m x 2.99m)**

Glass roof, UPVC double glazed windows and double opening doors to rear garden, wall mounted electric heater.

**Cloakroom**

Extractor fan, obscured UPVC double glazed window to front elevation, close coupled W.C, pedestal wash hand basin, radiator.

**Study/Bedroom Four 9' 0" x 7' 7" (2.74m x 2.31m)**

UPVC double glazed window to front elevation, coved ceiling, radiator, wood panelling to half wall.

**First Floor Landing**

Coved ceiling, radiator, stairs to second floor.

**Lounge 14' 7" x 14' 3" (4.44m x 4.34m) maximum measurements**

Currently being used as an additional bedroom, UPVC double glazed windows to rear elevation, two radiators.

**Bedroom One 14' 9" x 9' 1" (4.49m x 2.77m)**

Two UPVC double glazed windows to front elevation, two radiators, built-in wardrobe, door to:

**En Suite**

Inset spotlighting, extractor fan, close coupled W.C, pedestal wash hand basin, shower cubicle with mains shower.

**Second Floor Landing**

Access to loft space, cupboard housing boiler, coved ceiling.

**Bedroom Two 14' 8" x 9' 10" plus window recess (4.47m x 2.99m)**

UPVC double glazed window to front elevation, radiator, cupboard housing water tank.

**Bedroom Three 14' 8" x 6' 8" (4.47m x 2.03m)**

Two Velux windows with blackout blinds, radiator, access to eave storage.

**Bathroom 7' 3" max x 5' 11" (2.21m x 1.80m)**

Close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap, radiator, extractor fan, inset spotlighting.

**Outside**

The rear garden is a stunning feature the home having been landscaped by the current owner, enclosed by wood panel fencing and wall, laid to paving for ease of maintenance, rear gate providing access to the garage. To the front of the property there is a further attractive garden laid to shingle with mature tree and shrubs, pathway to front door.

**Garage**

Power and light connected, remote control door.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

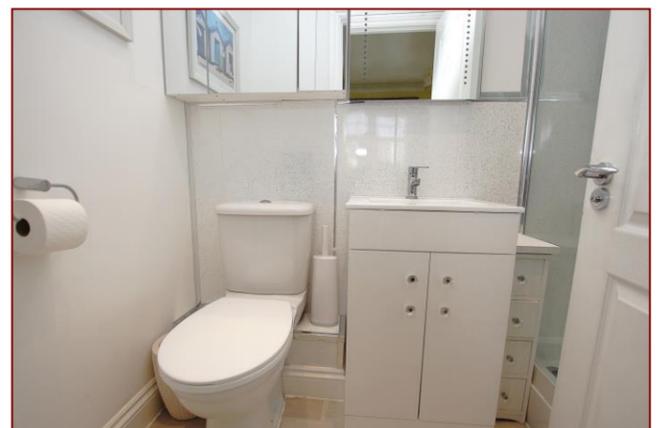
Gas Supply - Mains

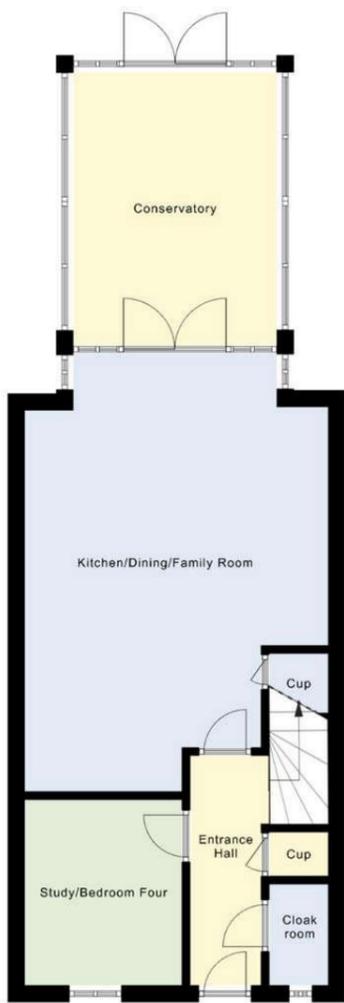
Sewerage - Mains

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>

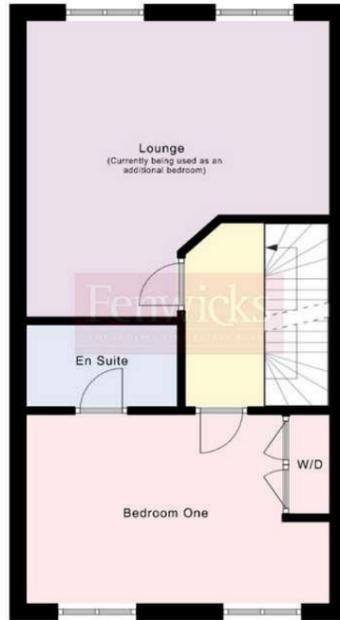




Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 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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