

*** Ideally situated in Alverstone village and within close proximity to Stokes Bay is this deceptively spacious three bedroom extended family home. The property benefits from an impressive open plan kitchen/diner which overlooks the rear garden. No onward chain. ***

The Accommodation Comprises:

Composite glazed front door into:

Lounge 12' 6" x 15' 10" (3.81m x 4.82m)

UPVC double glazed sash window to front elevation, coved ceiling, feature fireplace with shelving and storage to alcoves, radiator, stairs to First Floor.

Inner Hall

Under-stairs storage cupboard, door to:

Cloakroom

Obscured UPVC double glazed window, WC, wash hand basin set in vanity unit, laminate flooring, radiator.

Family Room 11' 10" x 9' 10" (3.60m x 2.99m)

UPVC double glazed window to rear elevation, storage cupboard, worktop, radiator.

Kitchen/Dining Room 23' 11" x 15' 8" (7.28m x 4.77m)

Fitted with a modern range of base cupboards and matching eye level units, work surface over, integrated electric oven and microwave, electric hob with extractor hood over, additional base cupboards incorporating a breakfast bar, stainless steel sink unit with mixer tap, space for American-style fridge/freezer, integrated dishwasher, integrated wine cooler, space for table and chairs, radiator, inset spotlights, utility cupboard with glass roof and space and plumbing for washing machine, UPVC double glazed window and bi-fold doors to rear garden.

First Floor Landing

Access to loft space

Bedroom One 12' 8" x 15' 11" (3.86m x 4.85m)

UPVC double glazed window to front elevation, radiator, exposed brick chimney breast with feature fireplace, coved ceiling.

Bedroom Two 12' 0" x 9' 11" (3.65m x 3.02m)

UPVC double glazed window to rear elevation, feature fireplace, radiator

Bedroom Three

UPVC double glazed window to rear elevation, radiator.

Family Bathroom 12' 1" (max) x 10' 5" (3.68m max x 3.17m)

UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity drawer unit, bath with mixer tap and mains shower over, heated towel rail.

Outside

The rear garden is enclosed by panelled fencing, decking area, and mainly laid to lawn, covered entertaining area with space for barbecue, right of access from neighbouring property.

To the front of the property is a forecourt garden enclosed by wall with path to front door.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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£300,000

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DRAFT DETAILS

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