

## OFFERS IN EXCESS OF £375,000

HOPKINS CLOSE, PORTCHESTER BORDERS, PO6 4SP



- Four Bedrooms
- Entrance Hallway
- Downstairs Cloakroom/Utility
- 23' x 15' Lounge/Diner
- Modern Fitted Kitchen
- Family Bathroom
- Two En-Suite Shower Rooms
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed Low Maintenance Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2861

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	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:-

Part double glazed composite front door into:

## Entrance Hall:-

Stairs to first floor, radiator and coving to textured ceiling. Doors to:

## Downstairs Cloakroom/Utility:-

7' 6" x 3' 3" (2.28m x 0.99m)

Opaque UPVC double glazed window to front elevation, close coupled WC, wash hand basin inset vanity unit with mixer tap and splashback, space and plumbing for washing machine, work top, wall mounted storage cupboard and flat ceiling.



## Lounge/Diner:-

23' 8" x 15' 2" (7.21m x 4.62m) Maximum Measurements



## Lounge Area:-

15' 2" x 13' 6" (4.62m x 4.11m) Maximum Measurements

Feature wood burner with paved hearth and tiled surround, radiator, TV aerial point, walkway to kitchen and flat ceiling.



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### Dining Area:-

12' 4" x 9' 1" (3.76m x 2.77m)

UPVC double glazed windows and double doors overlooking and accessing the rear garden, radiator, space for table and chairs, two double glazed Velux windows and sloping ceiling with spotlighting inset.



### Kitchen:-

11' 7" x 8' 5" (3.53m x 2.56m)

UPVC double glazed window to front elevation, fitted range of modern matching base, eye level and larder style soft close contrasting units, granite worktops with matching up stands, butler sink with mixer tap, part tiled walls, built-in eye level oven and grill, induction hob with extractor canopy above, built-in fridge/freezer, integrated slimline dishwasher, built-in eye level microwave oven, matching wall unit housing the gas central heating boiler and flat ceiling.



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### First Floor Landing:-

UPVC double glazed window to side elevation, built-in airing cupboard, wood effect laminate flooring, inner lobby with stairs to top floor and coving to flat ceiling. Doors to:

### Bedroom Two:-

9' 7" x 8' 9" (2.92m x 2.66m)

UPVC double glazed window to front elevation, radiator, wood effect laminate flooring and coving to textured ceiling. Door to:



### En Suite Shower Room:-

5' 2" x 3' 3" (1.57m x 0.99m)

Tiled shower cubicle with Mira shower, pedestal wash hand basin with tiled splash back, radiator, extractor fan and flat ceiling.

### Bedroom Three:-

8' 7" x 8' 7" (2.61m x 2.61m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and coving to textured ceiling.



### Bedroom Four:-

8' 7" x 6' 1" (2.61m x 1.85m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and coving to textured ceiling.



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## Family Bathroom:-

6' 5" x 5' 4" (1.95m x 1.62m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, folding shower screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, wood effect laminate flooring, extractor fan and textured ceiling.



## En Suite Shower Room:-

4' 7" x 4' 5" (1.40m x 1.35m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: tiled shower cubicle, wall mounted wash hand basin with mixer tap and tiled splashback, shaver socket, close couple WC, radiator, extractor and flat ceiling with spotlighting inset.

## Second Floor:

### Bedroom One:-

15' 4" x 13' 7" (4.67m x 4.14m) Plus Recesses

A light and airy dual aspect room with UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsdown Hill, an additional double glazed Velux window to front elevation, flat and sloping ceiling with spotlighting inset, radiator, wood effect laminate flooring and access to eave storage. Door to:



## Outside:-

Small open plan front garden to the front with lawn area, water tap and off street parking to rear. A wooden gate leads to:

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## Rear Garden:-

Enclosed, low maintenance, ideal for entertaining purposes, patio and decking areas, raised sleeper beds, outside power sockets and covered storage area to the side.



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