

A rare opportunity to acquire this six bedroom detached home situated close to Stubbington Village and within the catchment area of popular local schools. The property benefits from off road parking and integral garage.

The Accommodation Comprises

Front door to:

Entrance Hall

Inset spotlighting, stairs to first floor and under stairs storage cupboard.

Kitchen 18' 0" x 9' 11" (5.48m x 3.02m) Maximum

Windows to front and side elevations, door to outside, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, half bowl single drainer, stainless steel sink unit, integrated eye level double electric oven, integrated microwave, gas hob with extractor fan, recess and plumbing for washing machine and dishwasher, recess for under counter fridge and freezer, half bowl single drainer stainless steel sink unit, breakfast bar service hatch to:

Dining Room 11' 3" x 9' 3" (3.43m x 2.82m)

Service hatch to kitchen, wood flooring and opening to:

Conservatory

Wood flooring, polycarbonate roof, windows and door to rear garden.

Lounge 16' 1" x 11' 4" (4.90m x 3.45m)

Window and double opening doors to rear garden, living flame gas fire with stone surround and hearth, double opening glazed doors to dining room.

Cloakroom

Close coupled WC, wash hand basin and extractor fan.

First Floor Landing

Arched window to front elevation, storage cupboards and stairs to second floor.

Bedroom One 13' 4" x 11' 4" (4.06m x 3.45m) Plus Wardrobe And Cupboard

Window to rear elevation, built-in wardrobe and door to:

En Suite

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, obscured window to side elevation.

Bedroom Two 14' 8" x 10' 0" (4.47m x 3.05m)

Window to rear elevation.

Bedroom Three 10' 8" x 8' 11" (3.25m x 2.72m)

Window to front elevation.

Bedroom Four 9' 11" x 8' 7" (3.02m x 2.61m)

Window to front elevation.

Bathroom

Obscured window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with mixer tap.

Second Floor Landing

Inset spotlighting, velux window, access to eave storage. Stairs to first floor.

Bedroom Five 17' 7" x 8' 9" (5.36m x 2.66m) Maximum

laminated flooring, velux window to front elevation, velux window to rear elevation, access to eave storage.

Bedroom Six 17' 1" x 13' 3" (5.20m x 4.04m) Maximum

Velux window to front elevation, velux window to rear elevation, laminated flooring.

WC

Close coupled WC, wash hand basin.

Outside

To the front of the property there is a block paved driveway providing off road parking. The rear garden is south facing which is enclosed by panelled fencing and primarily laid to lawn with shrubs and trees to borders.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

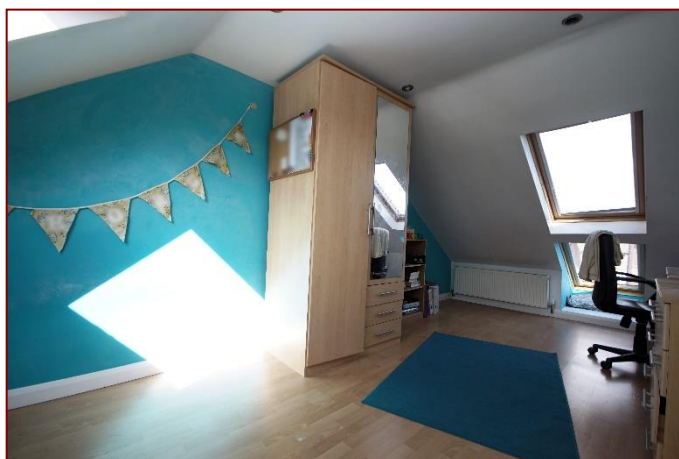
Gas Supply - Mains

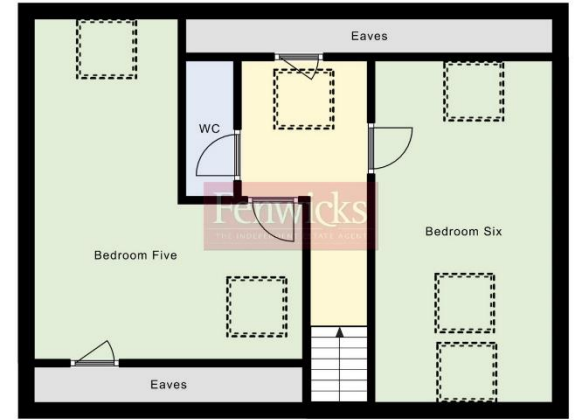
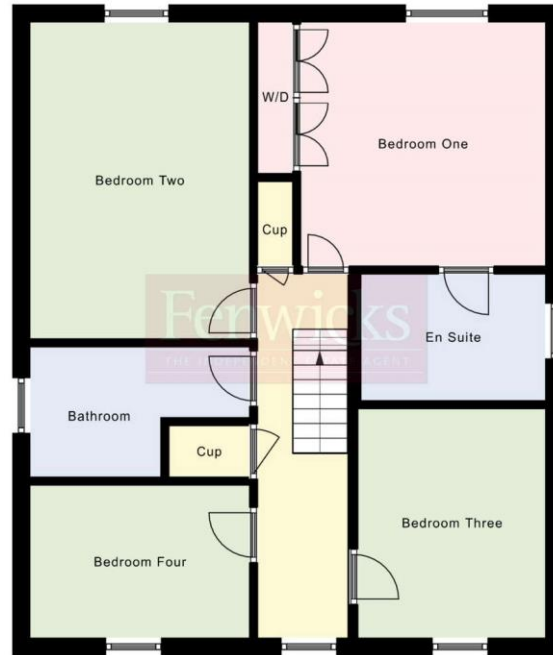
Sewerage - Mains

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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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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£499,950

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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