

This immaculately presented four bedroom family home is situated on the popular Cherque Farm development at Lee on the Solent. The property benefits from a re-fitted kitchen, utility and bathroom, two reception rooms and an en suite to the master bedroom. There is also a conservatory over looking the rear garden of which has been landscaped for enjoyment and ease of maintenance along with the front garden.

**The Accommodation Comprises**  
UPVC front door to:

**Entrance Hall**  
UPVC double glazed obscured window to front elevation, access to garage, LVT flooring, radiator.

**Dining Room** 11' 6" x 10' 10" (3.50m x 3.30m) maximum measurements  
UPVC double glazed bay window to front elevation, radiator, oak bifold doors to:

**Lounge** 17' 5" x 10' 10" (5.30m x 3.30m)  
Gas fireplace with surround, radiator, French doors to:

**Conservatory** 12' 2" x 9' 11" (3.71m x 3.02m)  
UPVC double glazed windows and double doors to rear garden, laminate flooring.

**Kitchen/Breakfast Room** 16' 5" x 10' 6" (5.00m x 3.20m)  
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, under counter lighting controlled via remote, cupboard housing boiler, LVT flooring, induction hob, one and a half bowl ceramic sink and drainer unit with mixer tap, integrated dishwasher, integrated eye level double oven, UPVC double glazed double doors leading to garden, LED downlights, breakfast bar with hanging pendant lights, radiator.

**Utility Room** 9' 2" x 6' 11" (2.79m x 2.11m)  
LVT flooring, single bowl stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space for tumble dryer.

**Cloakroom**  
Close couple WC, wash hand basin set in vanity unit, radiator, extractor fan.

**Landing**  
Access to loft, airing cupboard housing hot water tank.

**Bedroom One** 15' 1" x 14' 5" (4.59m x 4.39m) maximum measurements  
UPVC double glazed bay window to front elevation, fitted wardrobes, radiator, newly fitted carpet, door to:

**En Suite**  
Obscured window to front elevation, close coupled WC, pedestal wash hand basin, heated towel rail, extractor fan, walk in shower with mains shower, storage cupboard.

**Bedroom Two** 15' 5" max x 9' 10" (4.70m x 2.99m)  
UPVC double glazed window to front elevation, radiator.

**Bedroom Three** 13' 2" x 10' 6" (4.01m x 3.20m)  
UPVC double glazed window to rear elevation, radiator.

**Bedroom Four** 12' 2" x 9' 2" (3.71m x 2.79m) maximum measurements  
UPVC double glazed window to rear elevation, radiator.

**Bathroom**  
Obscured UPVC double glazed window to rear elevation, LVT flooring, close coupled WC, heated towel rail, wash hand basin set in vanity unit, panelled bath with mixer tap and mains shower over, extractor fan.

**Outside**  
The rear garden is enclosed by wood panelled fencing and brick wall, mainly laid to artificial grass, patio area, raised flower beds, shingled area, outside tap and lighting, side access via gate. To the front of the property is a brick paved driveway providing off road parking, shingled area with shrubbery and wooden fence surrounding.

**Garage** 12' 2" x 9' 10" (3.71m x 2.99m)  
Electric roller door, power and lighting, housing consumer unit.

**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>





Beaufort Close, Lee-on-the-Solent, PO13

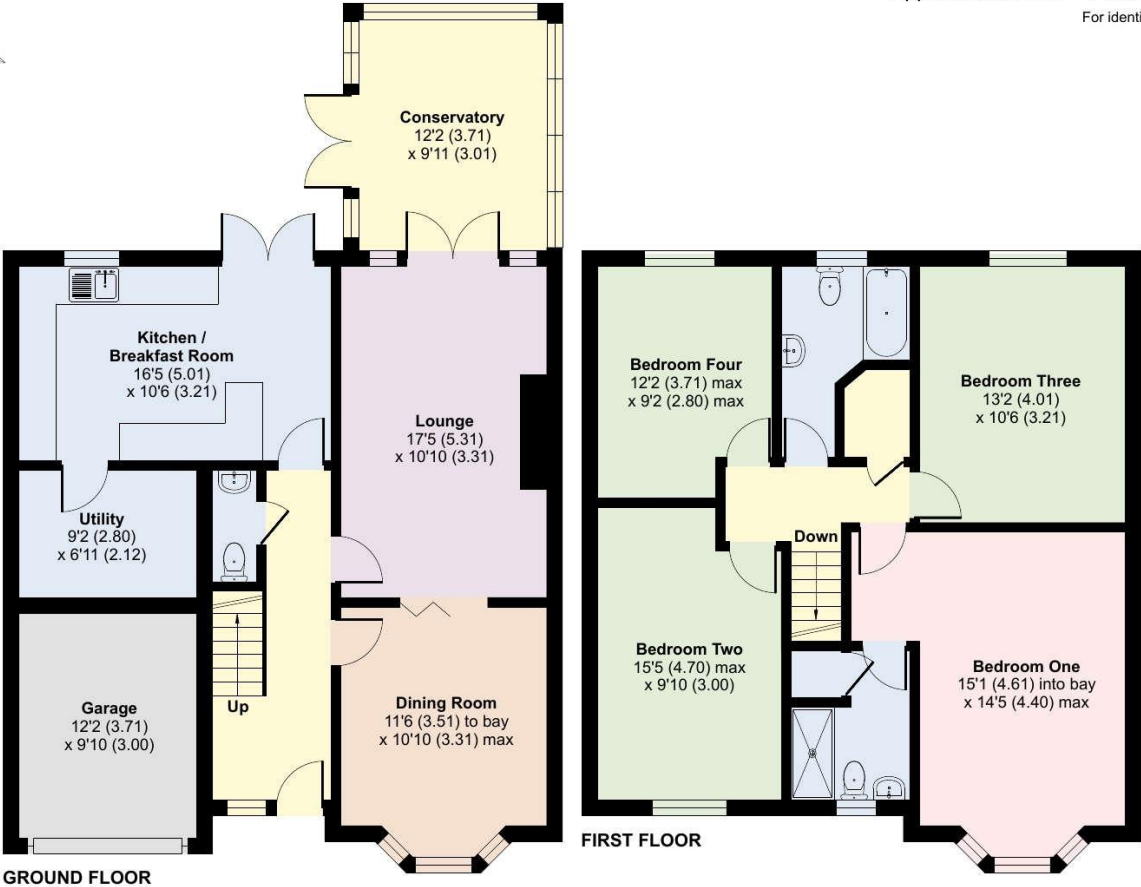
Approximate Area = 1753 sq ft / 162.8 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1302942

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\*DRAFT DETAILS\*

£560,000  
Beaufort Close, Lee-On-The-Solent, PO13 8FN

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