



TOTAL FLOOR AREA: 1397 sq.ft. (129.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £560,000
Freehold



This immaculate four bedroom detached family home has been owned by the current owners since it it was new. The property offers spacious family accommodation including entrance hallway, downstairs cloakroom, lounge with bay window, seperate dining room, large fitted kitchen, conservatory with an insulated roof, master bedroom with en-suite and three further well proportioned bedrooms. Set in a small cul-de-sac with a low maintenance rear garden and ample driveway makes this a great long term family home. Please call Chambers on 01329 665700 to arrang a viewing and avoid missing out.

Porch

UPVC double glazed elevations, wall light, ceramic tiled floor, Composite front door into:

Entrance Hall

Stairs to first floor landing, fitted security alarm, smooth skimmed ceiling, access into garage, radiator, doors to kitchen, downstairs cloakroom and to:

Lounge

15'7" plus bay x 10'9".6'6" (4.75 plus bay x 3.3.2)

Feature double glazed window to front elevation, feature fireplace with fitted gas fire, wood flooring, smooth skimmed ceiling radiator, glazed double doors into:

Dining Room

11'5" x 11'2" (3.48 x 3.42)

Further door to kitchen, open access to conservatory, wood flooring, smooth skimmed ceiling, radiator.

Kitchen

Fitted with a comprehensive range of wall and base cupboard/drawer units, integegrated appliances including a four burner gas hob with cooker hood over, double eye level ovens, integrated Bosh dishwasher, under work top fridge and washing machine, Inset ceramic sink with mixer tap, porcelain tiled flooring, double glazed window and door to side elevations. Open access to:

Conservatory

13'3" x 10'4" (4.05 x 3.15)

Constructed of UPVC double glazed elevations upon a dwarf brick wall under a fully insulated roof with inset spotlights, vertical radiator, French doors opening onto rear garden.

Downstairs Cloakroom

Fitted with a white suite comprising of a low level WC, inset vanity sink unit with mixer tap, ceramic tiled flooring, extractor fan, insets spotlights to smooth skimmed ceiling.

First Floor Landing

Access to partly boarded loft via hatch with fitted ladder, access to airing cupboard with hot water tank and shelving, door to all four bedrooms and family bathroom.

Master Bedroom

13'8" x 12'8" (4.18 x 3.87)

Double glazed windows to front elevation, radiator, door to:

En-Suite

Refitted with a white suite comprising of a concealed WC, inset vanity sink unit with storage cupboards and towel rack below, inset sink with mixer tap, enclosed shower cubicle with glazed shower door, fully tiled walls, porcelain tiled flooring, chrome heated towel rail, inset spotlights to smooth skimmed ceiling, double glazed window to rear elevation.

Bedroom Two

11'1" x 9'11" (3.40 x 3.04)

Double glazed window to front elevation, smooth skimmed ceiling, radiator.

Bedroom Three

11'1" x 8'9" min (3.38 x 2.68 min)

Double glazed window to rear elevation, built in double wardrobe, radiator.

Bedroom Four

10'0" x 8'9" (3.05 x 2.68)

Double glazed window to rear elevation, radiator.

Family Bathroom

Fitted with a white suite comprising of a panel bath with mixer tap and shower attachemnt over, concealed WC, inset vanity sink unit with mixer tap, chrome heated towel rail, inset spotlights to smooth skimmed ceiling,

Rear Garden

Area immediatley behind house laid to Indian Sandstone paving, futher area laid to artificial lawn and shingle, fully fence enclosed with side access gate.

Front Driveway

Own driveway laid to tarmacadam to provide off road parking for numerous vehicles, futher area laid to stone chippings and occasional shrubs.

Single Garage

20'7" x 9'10" (6.28 x 3.02)

With roller door, power and light, fitted utility cupboards, wall mounted boiler, door to hallway.

