

Enjoying a prime position along Hill Head Road is this superb four bedroom detached house boasting delightful views over the Solent & Isle of Wight. This versatile property benefits from a generous established garden with mature shrubs and trees, there is off road parking and integral garage to the front.

The Accommodation Comprises:-

Composite front door to;

Entrance Porch:-

Coved ceiling, obscured UPVC double glazed window to front elevation and further UPVC double glazed window to side elevation, inset spotlighting, door to;

Entrance Hall:-

Coved ceiling, stairs to first floor, under stairs storage cupboard, radiator.

Kitchen/Dining/Family Room:-

21' 0" x 13' 11" (6.40m x 4.24m) plus recess

Coved ceiling, UPVC double glazed window and bi-folding doors to rear garden, inset spotlighting, fitted with a range of base cupboards, rolltop work surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated eye level electric double oven, gas hob with extractor hood over, door to larder, space for table and chairs, gas log burner, tiling to floor, radiator.

Bedroom Four:-

11' 9" x 8' 10" (3.58m x 2.69m)

Coved ceiling, obscured UPVC double glazed window to side elevation, radiator.

Utility Room:-

8' 7" x 6' 2" (2.61m x 1.88m)

Coved ceiling, UPVC double glazed door to side elevation, fitted with a range of base cupboards and matching eye level units, rolltop work surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, extractor fan, radiator.

Bathroom:-

6' 5" x 5' 6" (1.95m x 1.68m)

Obscured UPVC double glazed window to side elevation, inset spotlighting, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with mixer tap and electric shower over, tiling to walls, chrome ladder style radiator.

Stairs to First Floor:-

UPVC double glazed window to side elevation.

Lounge:-

21' 3" x 13' 0" (6.47m x 3.96m) maximum measurements

Coved ceiling, UPVC windows to side elevations, UPVC double glazed sliding doors to balcony with views of the Solent and Isle of Wight, inset log burner with stone surround and hearth, two radiators, door to;

Inner Hall:-

Coved ceiling, access to loft space.

Bedroom One:-

14' 6" x 11' 5" (4.42m x 3.48m) maximum measurements

Coved ceiling, UPVC double glazed window to rear elevation, fitted shutters, radiator, door to;

En Suite:-

6' 6" x 6' 5" (1.98m x 1.95m)

Coved ceiling, obscured UPVC double glazed window to side elevation, inset spotlighting, close coupled WC with concealed cistern, wash hand basin set in vanity unit, walk in shower with mains shower over, electric heated mirror with light, extractor fan, tiling to walls, chrome ladder style radiator.

Bedroom Two:-

14' 6" x 9' 1" (4.42m x 2.77m) plus recess

Coved ceiling, UPVC double glazed window to rear elevation, fitted shutters, door to Bedroom Three, radiator.

Bedroom Three:-

11' 10" x 11' 3" (3.60m x 3.43m)

Coved ceiling, obscured UPVC double glazed window to side elevation, fitted shutters, radiator.

Bathroom:-

6' 7" x 6' 6" (2.01m x 1.98m)

Obscured UPVC double glazed window to side elevation, inset spotlighting, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled 'P' shaped bath with mixer tap and shower over, extractor fan, tiling to walls, chrome ladder style radiator.

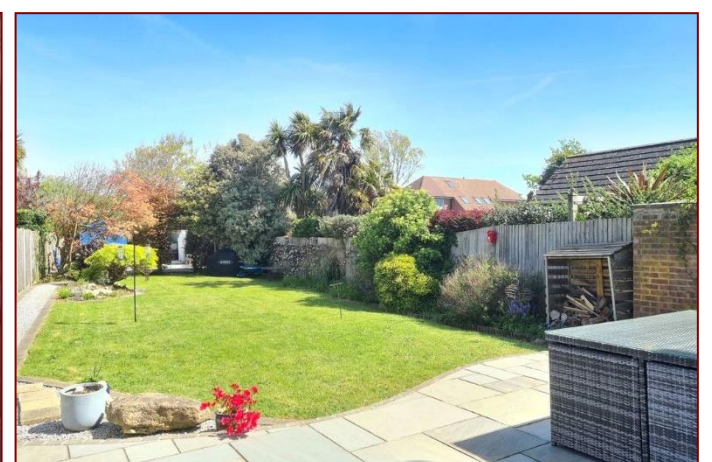
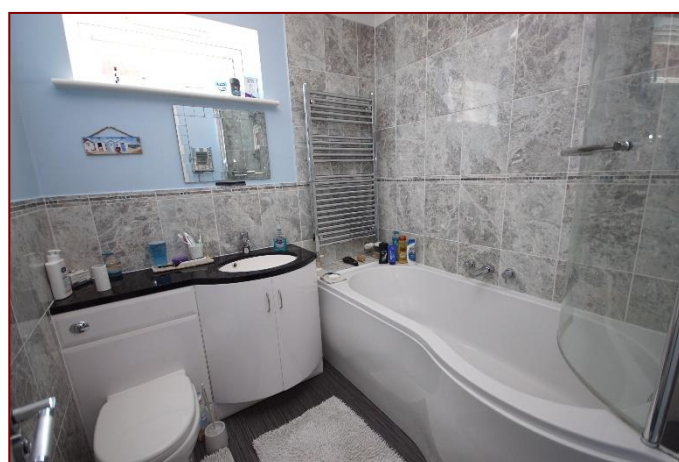
Outside:-

The front of property is laid to block paving providing off road parking. The rear garden is mainly laid to lawn with patio area, enclosed by wooden panelled fencing, side gate providing access to front, fine array of established trees, shrubs and bushes, further patio area, wooden shed.

Garage:-

17' 11" x 8' 11" (5.46m x 2.72m)

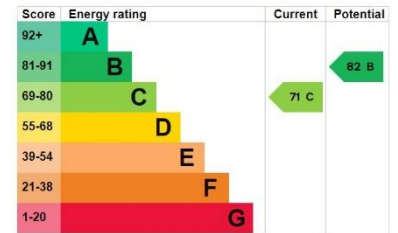
Electric roller door, power and light connected, wall mounted boiler, consumer unit and meters to wall.



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>





Tenure: Freehold

Council Tax Band: E

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£850,000

Hill Head Road, Hill Head Road, PO14 3JL

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk