

## £450,000

NEELANDS GROVE, PORTCHESTER BORDERS, PO6 4QL



- Five Bedrooms (en suite shower room)
- Entrance Hallway
- Lounge
- Separate Sitting Room
- 29' Kitchen/Dining Room
- Ground Floor Shower Room & First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows (fitted shutter blinds)
- Enclosed Rear Garden
- 17' x 14' Garage/Workshop & Potential for Parking

### Portchester Office

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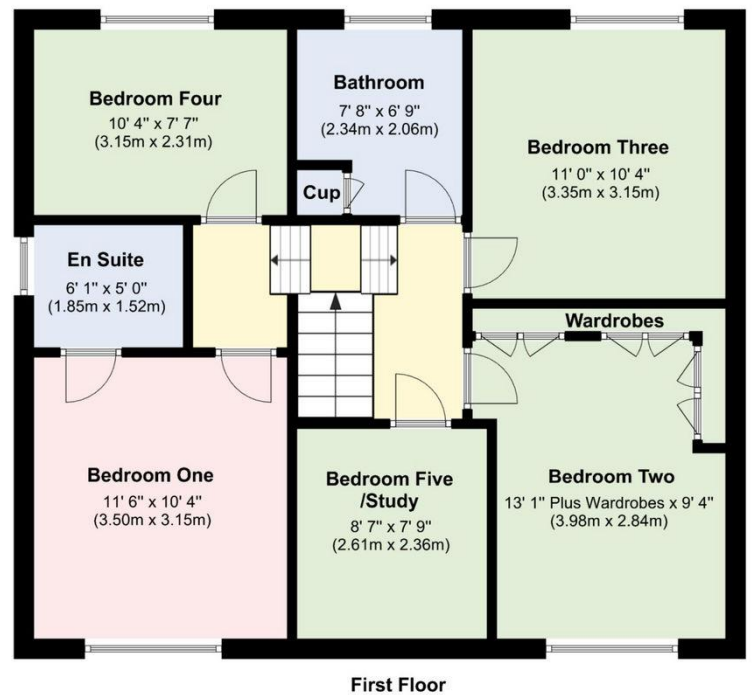
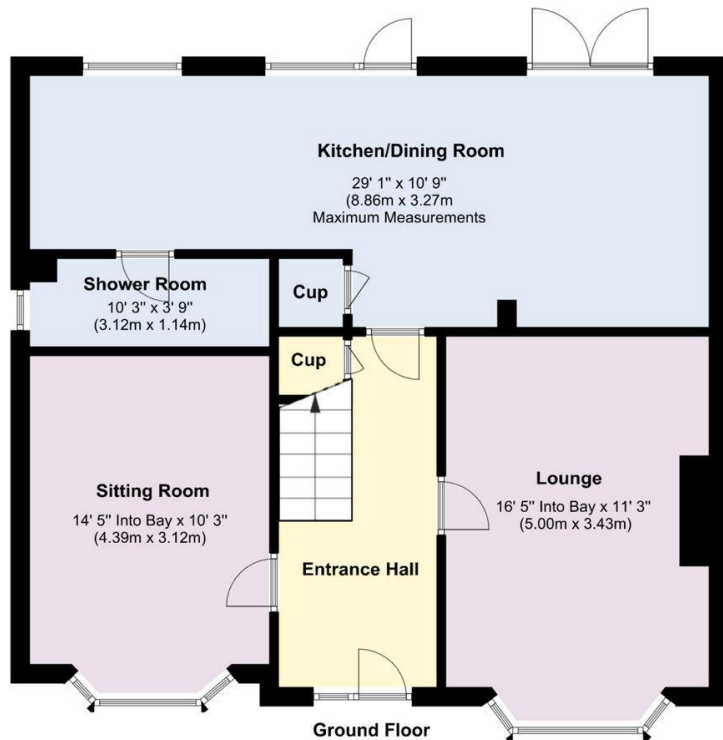


Property Reference: P2918

Council Tax Band: C

Awaiting EPC

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

Part glazed wooden front door with glazed side panel to:

## Entrance Hall:-

Stairs leading to the first floor with under stairs storage cupboard housing the metres, wood effect tiled flooring, radiator, dado rail, flat/curved ceiling. Glazed internal doors to:



## Lounge:-

16' 5" Into Bay x 11' 3" (5.00m x 3.43m)

UPVC double glazed bay window to the front elevation with fitted shutter blinds, radiator, feature fireplace with tiled inset and coal effect gas fire, wood effect tiled flooring, picture rail and flat/curved ceiling.



## Sitting Room:-

14' 5" Into Bay x 10' 3" (4.39m x 3.12m)

UPVC double glazed bay window to the front elevation with fitted shutter blinds, radiator, wood effect tiled flooring, picture rail and flat ceiling.



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## Kitchen/Dining Room:-

29' 1" x 10' 9" (8.86m x 3.27m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the mature rear garden, the kitchen area has a range of fitted base level storage units with granite worktops, butler sink inset with mixer tap part tiled walls, space and plumbing for dishwasher, space and plumbing for washing machine, Rangemaster cooker to remain with tiled splashback, space for fridge/freezer, two radiators, larder cupboard, dining area with space for a table and chairs if required, tiled flooring throughout, flat ceiling. Internal door to:



## Shower Room:-

10' 3" x 3' 9" (3.12m x 1.14m)

Opaque UPVC double glazed window to the side elevation, suite comprising double shower cubical with waterproof panelling to the walls, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, radiator, tiled flooring, strip light shaver socket, flat ceiling with spotlights inset and extractor.



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## First Floor Landing:-

Split level landing, dado rail, flat ceiling with access to the loft. Wooden doors to:

## Bedroom One:-

11' 6" x 10' 4" (3.50m x 3.15m)

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator, flat ceiling. Wooden door to:



## Bedroom Two:-

13' 1" Plus Wardrobes x 9' 4" (3.98m x 2.84m)

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator, fitted wardrobes and an extendable desk with shelving, exposed wooden flooring and textured ceiling.



## En Suite Shower Room:-

6' 1" x 5' 0" (1.85m x 1.52m)

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with waterproof panelling to the walls, WC with concealed system and shelf above, integrated wash hand basin with mixer tap and part tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlights inset and extractor.



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## Bedroom Three:-

11' 0" x 10' 4" (3.35m x 3.15m)

UPVC double glazed window to the rear elevation with fitted shutter blinds, radiator and flat ceiling.



## Bedroom Four:-

10' 4" x 7' 7" (3.15m x 2.31m)

UPVC double glazed window to the rear elevation with fitted shutter blinds, radiator and flat ceiling.



## Bedroom Five/Study:-

8' 7" x 7' 9" (2.61m x 2.36m)

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator, exposed wooden flooring and textured ceiling.



## Family Bathroom:-

7' 8" x 6' 9" (2.34m x 2.06m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with mixer tap and shower attachments, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail, wood effect laminate flooring, built-in storage cupboard housing the gas central heating boiler and flat ceiling.



## Outside:-

The front garden is laid mainly to lawn with shrub borders and ornate brick retaining wall. Rear access leads to the 17' x 14' garage/workshop with power up and over door, double glazed window. Rear courtesy door to the garden.

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## Rear Garden:-

A wooden gate to the side of the garage leads to the enclosed rear garden with a concrete patio area for entertaining purposes which could also be used as off street parking (STPP). The remainder is mainly laid to lawn with established shrub borders and hedging, there is also an additional side access, water tap and power socket.



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