

Situated in the heart of Alverstone village is this very well-presented four bedroom family home set over three floors. The property benefits from a driveway providing off-road parking, open plan kitchen/ dining/ family room and separate lounge.

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

**Entrance Porch**  
UPVC double glazed windows to front and side elevation, front door to:

**Entrance Hall**  
UPVC double glazed window to side elevation, stairs to First Floor, under-stairs storage cupboard, dado rail, radiator.

**Lounge** 12' 8" x 10' 0" (3.86m x 3.05m)  
UPVC double glazed bay window to front elevation fitted with plantation-style shutters, open fire, vertical radiator, picture rail.

**Kitchen/Dining/Family Room** 21' 3" x 17' 4" (6.47m x 5.28m) max  
UPVC double glazed windows to rear and side elevations, UPVC double glazed patio doors to rear garden, fitted with a range of base cupboards and matching eye-level units, Quartz worksurface over, island with inset Butler sink and mixer tap, integrated Bosch fridge/freezer, integrated induction hob with tiled splashback and Hotpoint oven below, cupboard housing boiler, two radiators, picture rail, space for table and chairs.

**First Floor Landing**  
Stairs to Second Floor, doors to:

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

**Bedroom Three** 8' 10" x 9' 11" (2.69m x 3.02m)  
UPVC double glazed window to rear elevation, radiator, under-stairs storage cupboard.

**Bedroom Four** 8' 2" x 7' 1" (2.49m x 2.16m)  
UPVC double glazed window to rear elevation, picture rail, radiator.

**Family Bathroom** 5' 11" x 5' 10" (1.80m x 1.78m)  
Obscured UPVC double glazed window to front elevation, low level close coupled WC, wall hung wash hand basin, panelled bath, mains shower with additional rainfall shower head over, tiling to wall and half wall, extractor fan, industrial-style radiator with towel rail.

**Second Floor**

**Bedroom One** 13' 3" x 13' 2" (4.04m x 4.01m)  
Two Velux windows, window to rear elevation, access to loft space, storage cupboard, two radiators, shower cubicle, door to:

**WC**  
Low level close coupled WC, wall hung wash hand basin.

**Outside**  
To the front of the property is a driveway providing off-road parking, area laid to lawn, raised flower beds, double gates leading to garage/ workshop with power, and light connected, space and plumbing for washing machine, space for tumble dryer, basin.

The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, mainly laid to lawn, shingled area with stepping stones, decking area, mature shrubs and trees to borders, fully insulated Log Cabin with power connected to remain.

**General Information**  
Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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\*DRAFT DETAILS\*

£475,000  
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