

Situated in the heart of Alverstoke 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

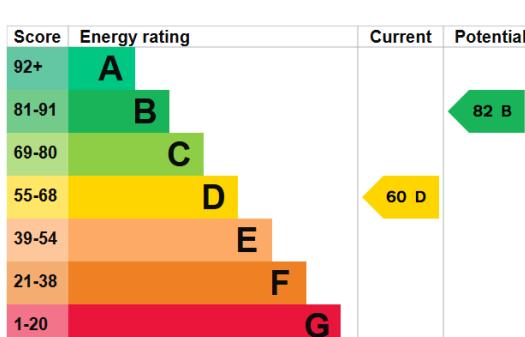
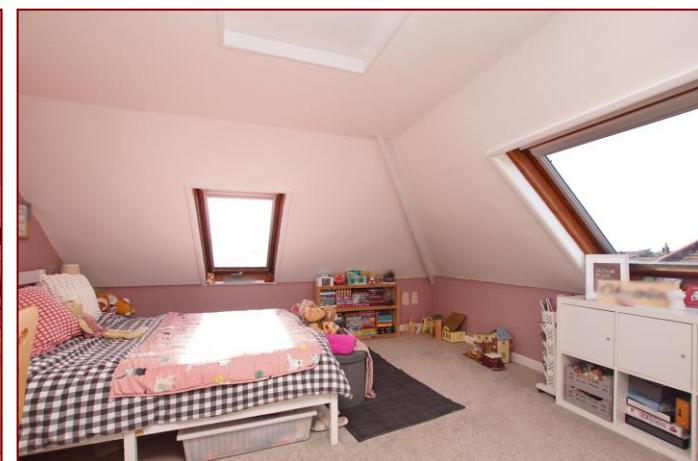
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: D





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.



£475,000

Village Road, Alverstoke, Gosport, PO12 2LG

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT