

Located within the popular Cherque Farm development at Lee on the Solent, this extended detached four bedroom house now benefits from spacious open plan lounge dining room and three bathrooms two of which are en-suite. The impressive main bedroom is now situated on the second floor. Outside is a delightful, enclosed garden with a garden room currently being used as a bar and ample parking to the front.

The Accommodation Comprises

Entrance Hall

Composite door into porch and hallway, radiator, inset spotlights, stairs to first floor, wooden flooring.

Lounge/Dining Room 21' 8" x 20' 10" (6.60m x 6.35m) (max. meas)

Two sets of UPVC double glazed French doors into garden, two radiators, access to understairs storage, inset spotlights, Velux windows, wooden flooring.

Kitchen 11' 1" x 7' 11" (3.38m x 2.41m)

UPVC double glazed window to front elevation, radiator, UPVC double glazed door to side elevation allowing access to rear garden and driveway, range of base units and matching eye level units, integrated double eye level oven, integrated 5 ring gas hob with extractor hood over, integrated dishwasher, integrated wine cooler, ceramic 1 and half bowl sink with mixer taps, inset spotlights.

Utility Room 9' 7" x 8' 7" (2.92m x 2.61m)

Plumbing for washing machine, space for fridge/freezer, laminate flooring, cupboard housing boiler, range of base cupboards with eye level units, ceramic sink with mixer tap, inset spotlights.

WC 5' 10" x 3' 4" (1.78m x 1.02m)

Close coupled WC, wash hand basin set within vanity unit, radiator, extractor fan.

First Floor Landing

UPVC double glazed window to side elevation, radiator, inset spotlights.

Bedroom Two 14' 6" x 11' 7" (4.42m x 3.53m) (max. meas)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe, walk in dressing area.

Bedroom Two En Suite 7' 0" x 4' 8" (2.13m x 1.42m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basing set within vanity unit, heated ladder style radiator, walk in shower cubicle with mains shower connection and rainfall shower head.

Bedroom Three 20' 0" x 8' 7" (6.09m x 2.61m) (max. meas)

UPVC double glazed window to front elevation, fitted wardrobes, radiator, access into main bathroom.

Bedroom Four 8' 7" x 7' 1" (2.61m x 2.16m)

UPVC double glazed window to front elevation, radiator.

Bathroom 8' 7" x 5' 5" (2.61m x 1.65m)

Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand pedestal with mixer tap, tiled flooring, panelled bath with mains shower connection.

Second Floor

Bedroom one 17' 7" x 15' 8" (5.36m x 4.77m) (max. meas)

UPVC double glazed window to rear elevation, inset spotlights, electric radiator, access to eaves storage.

Bedroom One En Suite 8' 3" x 5' 10" (2.51m x 1.78m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set within vanity unit, heated ladder style radiator, inset spotlights, walk in double width shower cubicle with inset rainfall shower head.

Garden

Fenced boundaries, low maintenance with resin base, raised flower bed with mature trees, wooden outbuilding currently used as a bar with wooden framed undercover seating area, side access, outside power sockets. To the front is a brick paved driveway providing ample off-road parking, artificial lawned area with mature trees and short hedge boundary, side access to rear garden.

Garage/Store 10' 7" x 9' 9" (3.22m x 2.97m)

Power and lighting, electric roller door.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

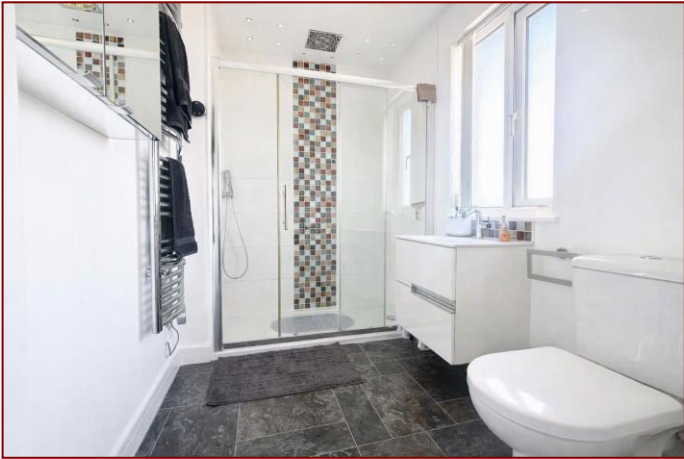
Gas Supply - Mains

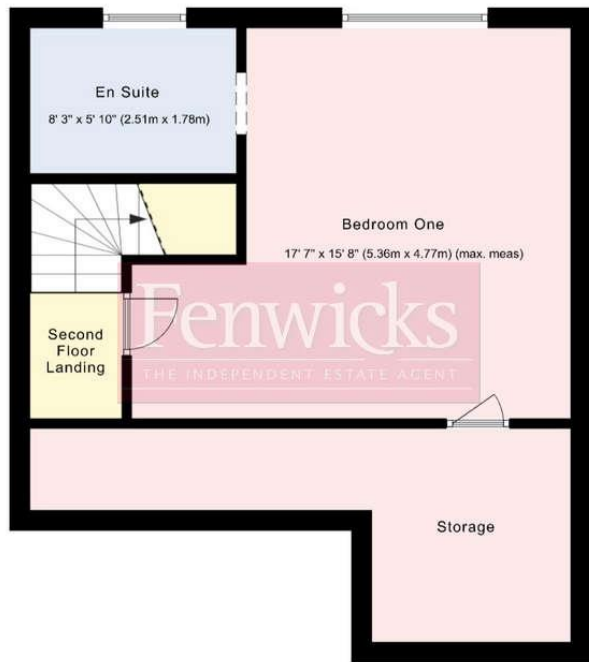
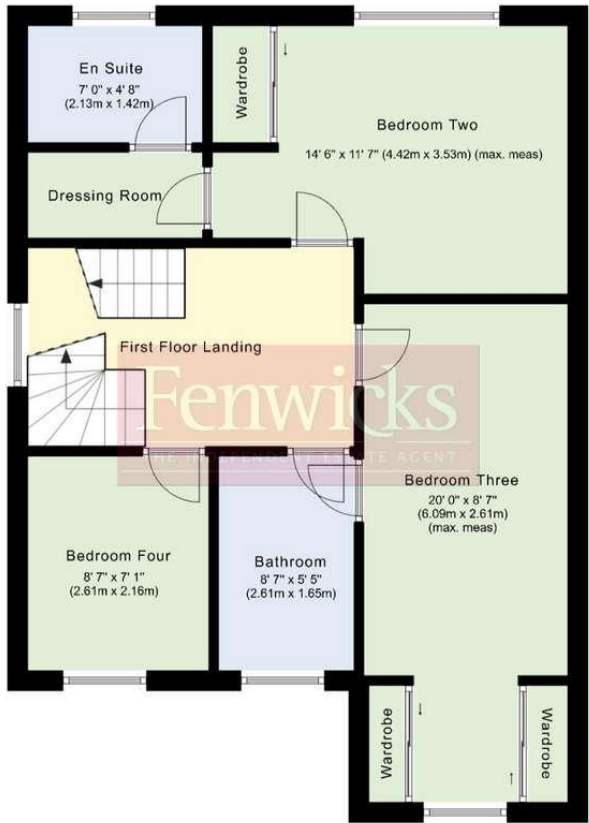
Sewerage – Mains

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: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DRAFT DETAILS

£539,000
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