



**Bryson Close, Lee-On-The-Solent PO13 8FB**

**welcome to**

## **Bryson Close, Lee-On-The-Solent**

Modern three bedroom family home situated in Cherque Farm Lee-On-The-Solent \*\* Entrance hall & Cloakroom \*\* Lounge & separate dining room  
\*\* Fitted kitchen with integrated appliances \*\* Master bedroom with en-suite shower room \*\* Block paved driveway leading to single garage \*\* Call us to view!

### **Entrance Hall**

Upvc double glazed front door, Upvc double glazed window to side aspect, radiator, stairs to first floor.

### **Cloakroom**

Upvc obscure double glazed window to front aspect, radiator, wc, wash hand basin.

### **Lounge**

18' 4" max x 12' max ( 5.59m max x 3.66m max )

Upvc double glazed window to front aspect, radiators, cupboard under stairs.

### **Dining Room**

11' 1" x 8' ( 3.38m x 2.44m )

Upvc double glazed French door to garden, radiator, space for table and chairs.

### **Fitted Kitchen**

11' 9" x 7' 1" ( 3.58m x 2.16m )

Upvc double glazed window and door to rear aspect, matching range of eye and base level units with work surface over, tiled floor and surrounds, stainless steel one and a half bowl sink drainer, integrated dishwasher/washing machine and fridge/freezer, inset cooker with hob and hood, wall mounted boiler, radiator.

### **Landing**

Access to loft void, airing cupboard.

### **Master Bedroom**

13' 2" x 8' 4" ( 4.01m x 2.54m )

Upvc double glazed window to front aspect, radiator, fitted wardrobes.

### **En-Suite Shower Room**

Double shower cubicle, wash hand basin, tiled floor and surrounds, radiator, wc, extractor fan.

### **Bedroom Two**

11' 6" x 8' 7" ( 3.51m x 2.62m )

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Three**

10' max x 6' 6" max ( 3.05m max x 1.98m max )

Upvc double glazed window to rear aspect, radiator.





### **Family Bathroom**

Bath, wc, wash hand basin, extractor fan, tiled floor and surrounds.

### **Front Garden**

Pathway leading to front door, laid to lawn area, door to side of garage, pedestrian side access to rear garden.

### **Rear Garden**

Patio extends to laid to lawn area, outside power point, outside tap, enclosed to perimeters, pedestrian side access, hot tub to remain.

### **Garage**

Up and over door, power and lighting, door to side aspect.

### **Block Paved Driveway**

Offering off street parking in front of the garage.



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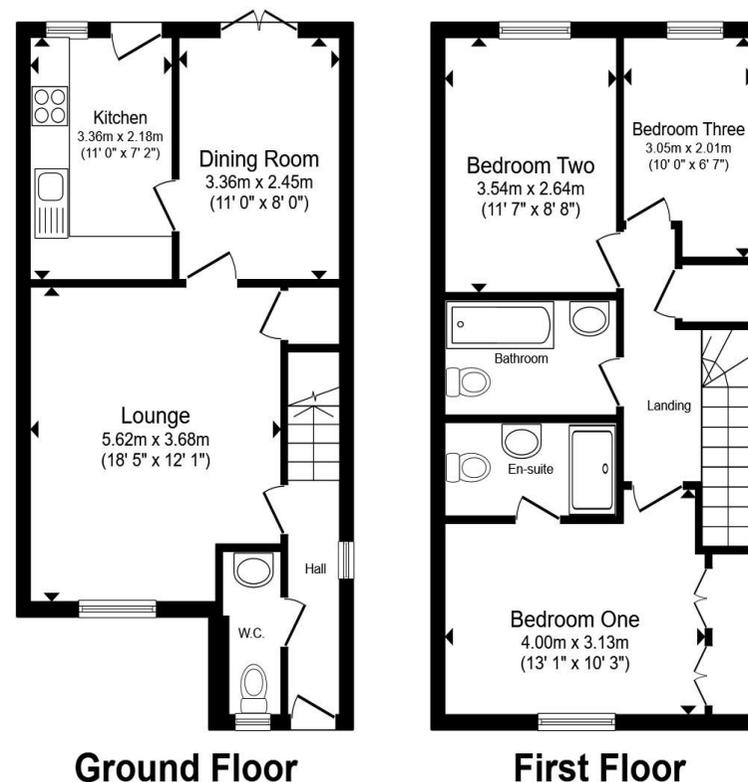
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- Lounge & separate dining room
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- Master bedroom with en-suite shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£375,000**



Total floor area 84.6 m<sup>2</sup> (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
GOS113350 - 0002

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