

This popular 'Maple' design four bedroom home is situated on the requested Cherque Farm development in Lee on the Solent. The property benefits from two reception rooms, en suite facilities and a pleasant enclosed garden.

#### The Accommodation Comprises

Double glazed front door with double glazed side panel to:

#### Entrance Hall

Inset spotlighting, coved ceiling, radiator, stairs to first floor, courtesy door to garage, laminate flooring.

#### Cloakroom

Close coupled W.C with concealed cistern, wash hand basin with tiled splash back, inset spotlight, extractor fan.

#### Dining Room 10' 11" x 10' 10" (3.32m x 3.30m) plus bay

Coved ceiling, UPVC double glazed bay window to front elevation, radiator.

#### Lounge 18' 0" x 10' 11" (5.48m x 3.32m)

Coved ceiling, UPVC double glazed windows and double opening doors to rear garden, two radiators, living flame gas fire with marble effect back and hearth decorative surround.

#### Kitchen/Breakfast Room 16' 9" x 9' 10" (5.10m x 2.99m)

Inset spotlighting, coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, one and a half bowl single drainer stainless sink unit with mixer tap, recess and plumbing for washing machine, gas hob, double electric, oven space for American style fridge/freezer, tiled flooring, radiator, UPVC double glazed window and double opening doors to rear garden.

#### Landing

Access to loft space, coved ceiling, cupboard housing hot water tank.

#### Bedroom One 15' 0" plus bay x 14' 9" narrowing to 10' 10" (4.57m x 4.49m)

Coved ceiling, UPVC double glazed bay window to front elevation, two radiators, built-in wardrobes.

#### En Suite

Close coupled W.C, pedestal wash hand basin, double shower cubicle with mains shower, inset spotlighting, extractor fan, radiator.

#### Bedroom Two 13' 7" x 9' 11" (4.14m x 3.02m) plus wardrobe

UPVC double glazed window to rear elevation, built-in wardrobes, radiator.

#### Bedroom Three 10' 3" x 10' 11" (3.12m x 3.32m)

UPVC double glazed window to front elevation, built-in wardrobes, coved ceiling, radiator.

#### Bedroom Four 9' 9" x 9' 5" (2.97m x 2.87m) plus wardrobes

UPVC double glazed window to rear elevation, radiator, coved ceiling, fitted wardrobes, radiator.

#### Bathroom 9' 8" x 7' 2" (2.94m x 2.18m) maximum measurements

Obscured UPVC double glazed window to rear elevation, inset spotlighting, coved ceiling, extractor fan, close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

#### Outside

The rear garden is enclosed by wood panelled fencing, mainly laid to lawn with mature shrubs to borders, side pedestrian access, outside light and tap. To the front of the property there is further garden and off-road parking.

#### Integral Garage

Power and lights connected.

#### General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

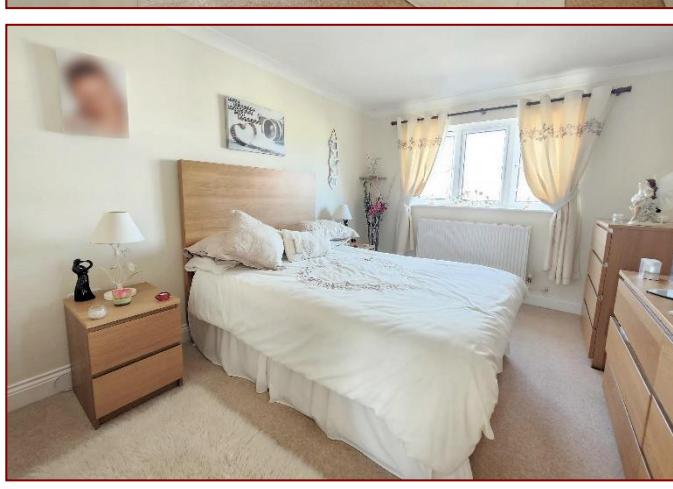
Gas Supply - Mains

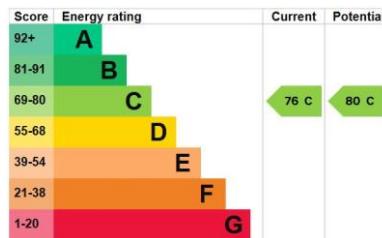
Sewerage - Mains

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

**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.



\*DRAFT DETAILS\*

£535,000  
Fitzroy Drive, Lee-On-The-Solent, PO13 8LY

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT