

Stunning family home situated in Hill Head and boasting a superb extended kitchen family room overlooking the rear garden.

The Accommodation Comprises:-  
Composite front door to:

Entrance Hall:-  
Stairs to first floor, under stairs storage cupboard.

Lounge:-  
13' 10" x 11' 0" (4.21m x 3.35m)  
UPVC double glazed window to front elevation, coving to ceiling, radiator.

Open Plan Kitchen/Dining/Family Room:-  
19' 0" maximum x 10' 4" (5.79m x 3.15m)  
Flat ceiling with inset spotlighting, two Velux windows, UPVC double glazed window to side elevation, UPVC double glazed window and sliding doors to rear garden, fitted with a range of base cupboards and matching eye level units, wood work surfaces, one and a half bowl composite sink unit with mixer tap, space for range-style oven, extractor hood over, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, three radiators, laminate flooring.

Bedroom Four:-  
9' 5" x 6' 10" (2.87m x 2.08m)  
Flat ceiling with inset spotlighting, Velux window, radiator.

Shower Room:-  
7' 0" x 5' 7" (2.13m x 1.70m)  
Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, shower unit with electric shower over, close coupled WC, pedestal wash hand basin, ladder-style radiator, tiled floor.

First Floor Landing:-  
Access to loft space where the boiler is located, UPVC double glazed window to side elevation, storage cupboard.

Bedroom One:-  
10' 11" to wardrobes x 9' 0" (3.32m x 2.74m)  
UPVC double glazed window to front elevation, built in wardrobe, radiator.

Bedroom Two:-  
9' 6" to wardrobe x 8' 7" (2.89m x 2.61m)  
UPVC double glazed window to rear elevation, built in wardrobe, radiator.

Bedroom Three:-  
7' 10" x 7' 7" (2.39m x 2.31m)  
UPVC double glazed window to front elevation, radiator.

Bathroom:-  
8' 1" x 5' 7" (2.46m x 1.70m)  
Obscured UPVC double glazed window to rear elevation, panelled bath with mixer tap and shower connection off, tiled flooring, ladder-style radiator, close coupled WC, flat ceiling with inset spotlighting, pedestal wash hand basin.

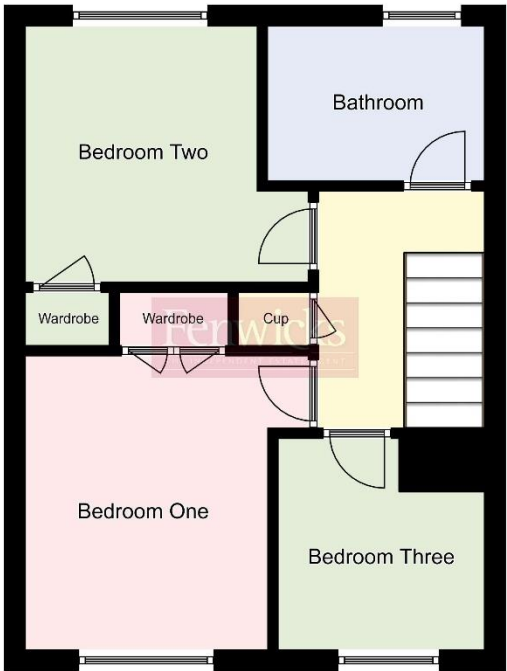
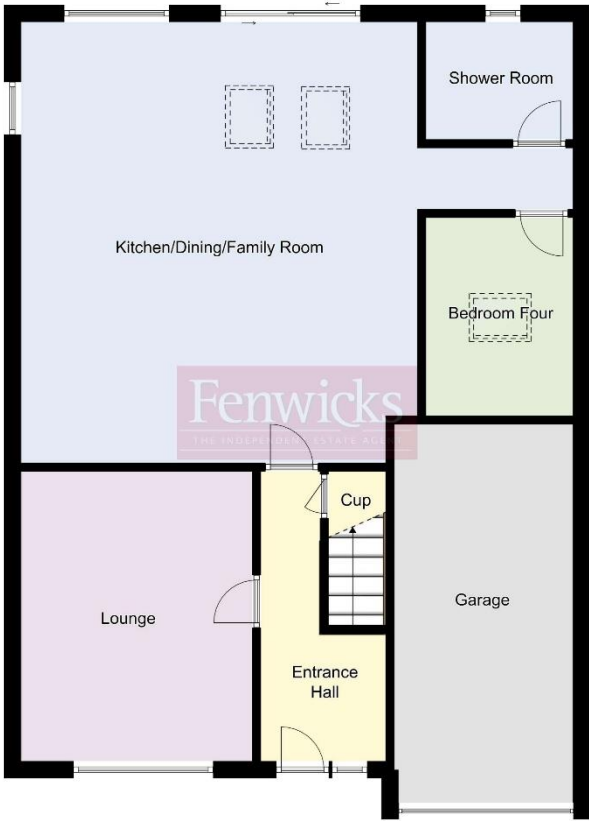
Outside:-  
The rear garden is mainly laid to lawn with patio area and mature shrubs and trees to borders. To the front of the property there is off-road parking, a garage with up-and-over door and garden, mainly laid to lawn with mature shrubs to borders.

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>





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61   D  | 80   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Tenure: Freehold

Council Tax Band: D

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\*DRAFT DETAILS\*

£455,000  
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