

This is a deceptively spacious and versatile detached property located close to Stubbington Village. Benefits include a generous size lounge, three bedrooms and delightful gardens.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Porch

UPVC double glazed windows to front elevation, glazed door and side panels to:

Entrance Hall

Stairs to first floor, wood block flooring, cupboard housing meters, radiator.

Lounge 24' 3" plus bay x 11' 1" (7.39m x 3.38m)

UPVC double glazed bay window to front elevation, two radiators, wood burner, UPVC double glazed double opening doors to:

Conservatory 13' 1" x 10' 3" (3.98m x 3.12m) maximum measurements

UPVC double glazed windows and double opening doors to rear garden, glass roof.

Kitchen/Dining Room 15' 3" x 11' 9" (4.64m x 3.58m) maximum measurements

Coved ceiling, UPVC double glazed windows to side and rear elevations, UPVC double stable door to rear garden. Fitted with a range of base cupboards and matching eye level units, roll top worksurface, gas hob, integrated double electric oven, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, display shelving, space for table and chairs, door to:

Bedroom One 13' 10" x 11' 11" plus bay (4.21m x 3.63m)

UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, wood block flooring, coved ceiling, two radiators.

Shower Room 7' 11" x 5' 6" (2.41m x 1.68m)

Two double glazed windows to rear elevation, close coupled WC, wash hand basin set in vanity unit, shower cubicle with mains shower, radiator.

First Floor Landing

UPVC double glazed window to rear elevation, radiator, storage cupboard with further radiator and slatted shelving.

Bedroom Two 18' 9" x 10' 2" (5.71m x 3.10m) L-shaped room

UPVC double glazed windows to front and rear elevations, radiator, access to eave storage, fitted wardrobe.

Bedroom Three 11' 4" x 11' 3" (3.45m x 3.43m) maximum measurements

UPVC double glazed window to front elevation, radiator.

Bathroom 8' 0" x 7' 3" (2.44m x 2.21m) maximum measurements

Double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, bath with mixer tap, fitted mirror.

Outside

The rear garden is delightful feature of the home, enclosed by wood panelled fencing and primarily laid to lawn, flowers and shrubs to borders, covered seating area, greenhouse, storage shed, garage with courtesy door to garden, up and over door providing vehicular access, side pedestrian access, outside lighting and water tap.

To the front of the property there is ample off-road parking, enclosed by wall and fencing and gate providing access.

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 | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Tenure: Freehold

Council Tax Band: D

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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.

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£499,995

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DRAFT DETAILS

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