

This impressive and attractive four bedroom detached house is situated in a highly sought after area of Stubbington and benefits from a large plot with gardens to the rear and side of the property. Additional advantages include three reception rooms, double garage and cul de sac position.

The Accommodation Comprises
Glazed front door to:

Entrance Hall

Coved ceiling, stairs to first floor, UPVC double glazed window to front elevation, radiator, under stairs storage cupboard.

Cloakroom

Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, radiator.

Study 10' 7" x 7' 10" (3.22m x 2.39m) maximum measurements

Coved ceiling, UPVC double glazed window to front elevation, range of built-in storage units and desk.

Kitchen/Breakfast Room 19' 4" x 9' 8" (5.89m x 2.94m)

UPVC double glazed windows to rear elevation, radiator, fitted with a range of base cupboards and matching eye level units, space table and chairs, double electric oven and hob, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for fridge/freezer, recess and plumbing for dishwasher, door to:

Utility Room 10' 6" x 8' 3" (3.20m x 2.51m)

UPVC double glazed window to front elevation, wall mounted boiler fitted, storage cupboard, recess and plumbing for washing machine, radiator.

Dining Room 10' 8" x 9' 10" (3.25m x 2.99m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator, double opening doors to:

Lounge 21' 1" x 12' 9" (6.42m x 3.88m)

Double aspect with UPVC double glazed window to front and rear elevations, double opening connecting doors to dining room, gas fireplace with brick surround and tiled hearth.

Conservatory 13' 1" x 9' 10" (3.98m x 2.99m)

Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden, tiled flooring.

Landing

Access to loft space, cupboard housing hot water tank.

Bedroom One 13' 4" x 11' 10" (4.06m x 3.60m)

A range of built-in wardrobes and desk units, UPVC double glazed window to rear elevation, radiator, door to:

En Suite 7' 3" x 7' 3" (2.21m x 2.21m)

Close coupled WC, wash hand basin set in vanity unit, double shower cubicle with main shower and additional rainfall shower head, inset spotlighting, obscured UPVC double glazed window to front elevation, ladder style radiator.

Bedroom Two 12' 9" x 10' 7" (3.88m x 3.22m)

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

Bedroom Three 12' 10" x 10' 1" (3.91m x 3.07m)

UPVC double glazed window to front elevation, radiator.

Bedroom Four 9' 1" x 7' 7" (2.77m x 2.31m)

UPVC double glazed window to rear elevation, radiators, built-in wardrobe.

Bathroom 7' 4" x 6' 11" (2.23m x 2.11m)

Close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, obscured UPVC double glazed window to front elevation, radiator.

Outside

The property benefits from a driveway to the front. The rear garden is enclosed by wood panelled fencing primarily laid to lawn with flower beds, patio area, raised borders, outside tap, further side garden with greenhouse and laid to paving, enclosed by fencing, storage shed.

Double Garage

Remote control door, window and courtesy door to rear garden.

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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold Council Tax Band: F

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