

Situated in a private sought-after location in Alverstone on a substantial plot with possible development potential (subject to relevant permissions), is this four bedroom detached property.

The Accommodation Comprises:-

Front door to:

Entrance Porch:- 10' 3" x 8' 0" (3.12m x 2.44m)

Windows to front and side elevation, solid door to:

Entrance Hall:-

Parquet flooring, stairs to first floor, under-stairs storage cupboard with further recess under-stairs, storage cupboard with hanging rail, radiator, door to:

Cloakroom:- 6' 10" x 3' 0" (2.08m x 0.91m)

Window to entrance porch, low level WC, wash hand basin, radiator, lino flooring.

Lounge/ Diner:- 27' 10" x 21' 9" (8.48m x 6.62m) maximum measurements (L-shaped)

Lounge area 21' 9" x 12' 5" (6.62m x 3.78m) Dining area 13' 0" x 9' 10" (3.96m x 2.99m)

Double doors and windows to rear garden, window to front and side elevation, continuation of parquet flooring, serving hatch from kitchen, open fire set in stone surround.

Kitchen:- 12' 11" x 9' 10" (3.93m x 2.99m) maximum measurements

Window to rear elevation, fitted with a range of base cupboards and matching eye level units, stainless steel sink unit with mixer tap, space for oven, fridge/ freezer, radiator, tiled flooring, door to:

Utility Room:- 10' 5" x 8' 9" (3.17m x 2.66m) maximum measurements

Door and window to rear garden, space and plumbing for washing machine, space for tumble dryer, worksurface over, butlers sink, storage cupboard with shelving.

Second Reception Room:- 18' 11" x 13' 0" narrowing to 12' 1" (5.76m x 3.96m)

Window to front elevation, window to entrance porch, radiator, door to:

Inner Hall:-

Door to:

Bedroom Four:- 13' 4" x 8' 5" (4.06m x 2.56m) maximum measurements

Window to front and side elevation, radiator, built-in storage cupboard with shelving.

Shower Room:- 7' 4" x 5' 2" (2.23m x 1.57m) maximum measurements

Obscured window to side elevation, low level WC, wash hand basin set in vanity unit, shower unit, tiled flooring, radiator.

First Floor Landing:-

Access to loft space, airing cupboard with shelving.

Bedroom One:- 14' 4" x 13' 0" (4.37m x 3.96m) maximum measurements

Window to side elevation, built-in wardrobes, access to eaves storage, radiator.

Bedroom Two:- 13' 0" x 11' 3" (3.96m x 3.43m) plus eaves recess

Window to side elevation, built-in wardrobes, eaves recess, access to further eaves storage, radiator.

Bedroom Three:- 11' 8" x 8' 0" plus recess (3.55m x 2.44m)

Window to front elevation.

Bathroom:- 9' 3" x 5' 5" (2.82m x 1.65m)

Two windows to rear elevation, four-piece suite comprising low level WC, bidet, pedestal wash hand basin, panelled bath with shower connection off, chrome ladder style radiator, two further radiators.

Outside:-

The property is set within an extensive and attractive plot (approximately 0.8 of an acre) with wrap around gardens laid to lawn, a vast range of mature trees and bushes, garage, ample parking and turning area.





Guide only This may not represent the exact shape and size of the plot. We would strongly suggest before any purchase or expense that all interested parties view the official title plan for a better understanding.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		88 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

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£705,000

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