

## £495,000

MASEFIELD AVENUE, PORTCHESTER BORDERS, PO6 4PD



- Four Bedrooms (en-suite & dressing area to main bedroom)
- Entrance Hallway
- Lounge
- Open Plan Fitted Kitchen/Dining/Family Room
- Downstairs Cloakroom
- First Floor Bath & Shower Room
- Gas Central Heating, Air Conditioning & Double Glazed Windows
- Block Paved Off Street Parking
- Additional Parking
- Low Maintenance Rear Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

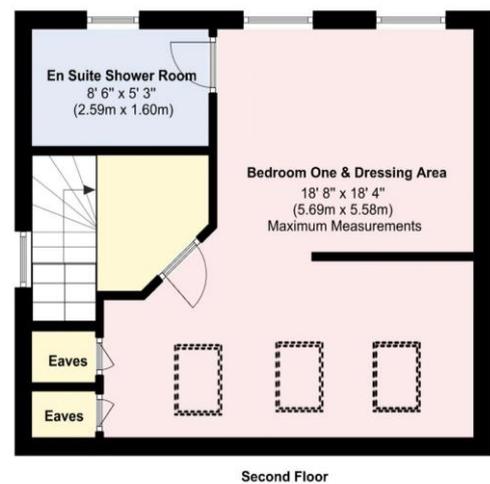
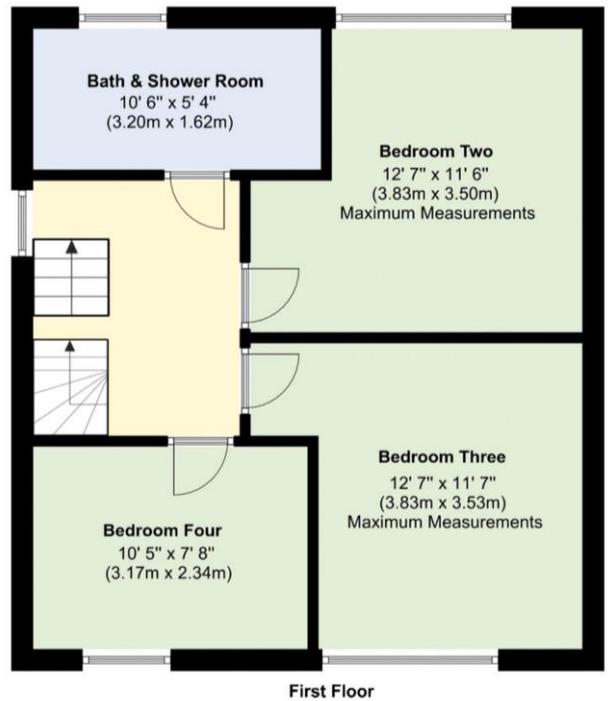
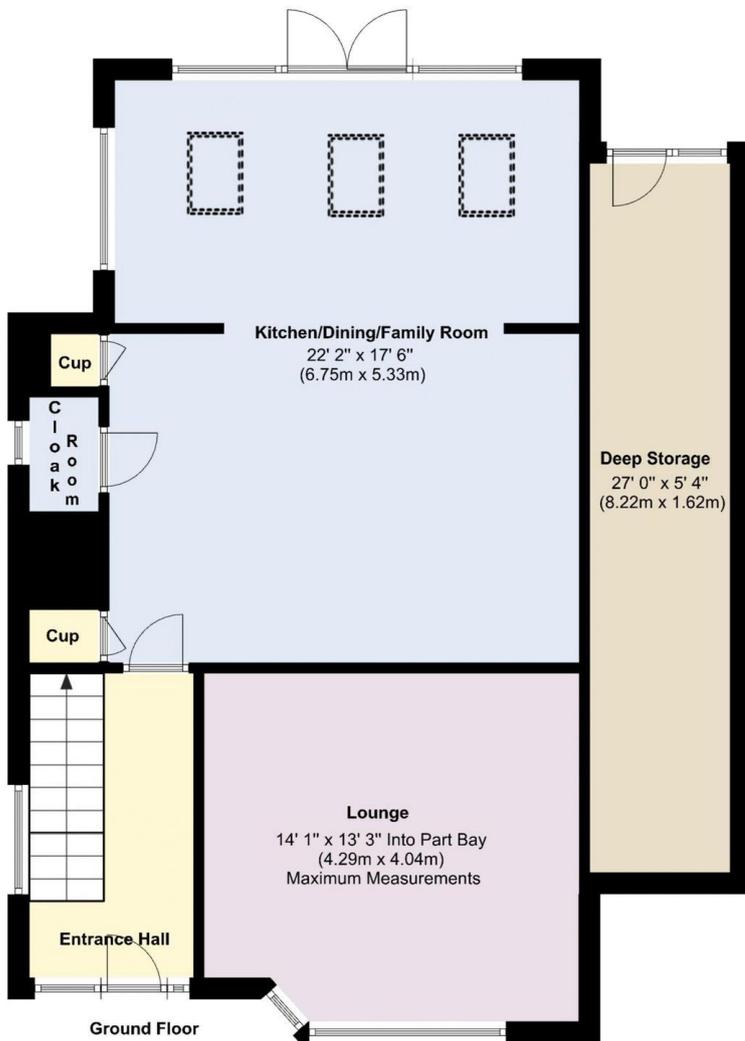
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Property Reference: P2856

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

Oak beamed porch with UPVC part double glazed front door and matching side panels into:

## Entrance Hall:-

Opaque UPVC double glazed window to side elevation, stairs to first floor, LVT light oak flooring, picture rail, curving to flat ceiling and under stairs cupboard housing the meters. Doors to:



## Lounge:-

14' 1" x 13' 3" Into Part Bay (4.29m x 4.04m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, feature stone effect wall with display shelving either side and pelmet spotlighting above, TV aerial point, picture rail and curving to flat ceiling.



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**Kitchen/Dining/Family Room:-**  
22' 2" x 17' 6" (6.75m x 5.33m)

A light and airy dual aspect room with UPVC double glazed window to side elevation with partial views towards Portsmouth Harbour and UPVC double glazed French doors with matching side panels overlooking and accessing the rear garden, an extensive range of contrasting base and eye level soft close units with underlighting to eye level units and decorative up-lighting above, quartz granite worktops, splashbacks, single bowl stainless steel sink unit with mixer tap and integrated drainer, built-in eye level Neff double ovens, integrated washing machine and dishwasher, built-in fridge and separate freezer (to remain), matching island unit with Neff induction hob and storage below, radiator with decorative cover, additional storage cupboards one of which houses the gas central heating boiler and water purifier, bespoke dresser unit (to remain), seating area, TV aerial point, dining area with space for table and chairs, LVT light oak flooring, flat and sloping ceiling with spotlighting inset and three Velux windows.



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**Downstairs Cloakroom:-**  
4' 4" x 2' 7" (1.32m x 0.79m)

Opaque UPVC double glazed window to side elevation, white suite comprising: close coupled WC, wash hand basin inset vanity unit with mixer tap, flat and sloping ceiling, part tiled walls and extractor.

**First Floor Landing:-**

Opaque UPVC double glazed window to side elevation, continuation of stairs to second floor and curving to flat ceiling. Doors to:

**Bedroom Two:-**  
12' 7" x 11' 6" (3.83m x 3.50m) Maximum Measurements

UPVC double glazed window to rear elevation with views, radiator with decorative cover, wooden wall panelling, TV aerial point and flat ceiling with spotlighting inset.



**Bedroom Three:-**  
12' 7" x 11' 7" (3.83m x 3.53m) Maximum Measurements

UPVC double glazed window to front elevation with views, radiator, wooden wall panelling, TV aerial point and coving to flat ceiling with spotlighting inset.



**Bedroom Four:-**  
10' 5" x 7' 8" (3.17m x 2.34m)

UPVC double glazed window to front elevation with views, radiator, TV aerial point and flat ceiling.

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### **Family Bath & Shower Room:-** 10' 6" x 5' 4" (3.20m x 1.62m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: tile panelled bath with mixer tap and handheld shower attachment, wall hung wash hand basin with infinity mixer tap, vanity storage below and spot lights above, close coupled WC, double width walk-in shower with rainwater shower, tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.



### **Second Floor Landing:-**

Opaque UPVC double glazed window to side elevation, and flat ceiling with spotlighting inset. Door to:

### **Bedroom One:-**

18' 8" x 18' 4" (5.69m x 5.58m) Maximum Measurements

A dual aspect room with two UPVC double glazed window to rear elevation overlooking the garden and with views, vertical contemporary radiator, TV recess and aerial point, feature panelled wall, air conditioning unit, dressing area with three Velux windows, flat and sloping ceiling with spotlighting inset, built-in wardrobes and access to eaves storage.



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## En Suite Shower Room:- 8' 6" x 5' 3" (2.59m x 1.60m)

Opaque UPVC double glazed window to rear elevation, black contemporary suite comprising: WC with concealed cistern and shelf above, soft close vanity unit with freestanding oval wash hand basin and mixer tap, sensor spotlighting, walk-in double width shower cubicle with rainwater and handheld showers, part tiled walls, heated towel rail, tiled flooring and flat ceiling with spotlighting inset.



## Outside:-

Block paved off street parking to the front with ornate brick wall, slate chipped borders and side access leads to additional parking area with potential for a garage or outbuilding (STPP). Wooden gate leads to:



## Rear Garden:-

West facing, enclosed, low maintenance, patio area for entertaining purposes, raised shingle planters, outside power sockets and lighting, water tap, AstroTurf lawn, shed (to remain), additional seating area and a very useful 27' 0" x 5' 4" (8.22m x 1.62m) secure covered storage area with UPVC double glazed door and window.

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