

This substantial and individual detached house provides light and spacious living accommodation and enjoys views of the Solent & Isle of Wight from the first floor. There is a pleasant enclosed garden to the rear, driveway to the front and garage to the rear.

**The Accommodation Comprises**

UPVC double glazed front door to:

**Entrance Porch**

UPVC double glazed windows, tiled flooring, glazed door to:

**Entrance Hallway 12' 3" x 7' 11" (3.73m x 2.41m)**

UPVC double glazed window to side and front elevations, stairs to the first floor, understairs storage cupboard.

**Sitting Room 14' 9" (plus bay) x 11' 0" (4.49m x 3.35m)**

UPVC double glazed bay window to front elevation, radiator, picture rail.

**Dining Room 13' 10" x 10' 7" (max. meas) (4.21m x 3.22m)**

UPVC double glazed windows to rear elevation and obscuring, BBC double glaze window to side elevation, radiator.

**Kitchen/Breakfast Room 17' 11" (max. meas) x 14' 2" (max. meas) (5.46m x 4.31m)**

Fitted with a range of base and eye level units with work surface over, breakfast bar, stainless steel sink unit, integrated washing machine and dishwasher, space for table and chairs, inset spotlighting over the kitchen area, integrated electric oven, gas hob with extractor hood over, door to outer porch.

**Shower Room 9' 8" x 5' 5" (2.94m x 1.65m)**

Close coupled WC, wash and basin set in vanity unit, double shower cubicle with mains shower, UPVC double glazed window, storage cupboard with shelving.

**Lounge 14' 8" (plus bay) x 11' 8" (4.47m x 3.55m)**

UPVC double glazed bay window to front elevation, gas fireplace with decorative surround, picture rail, radiator.

**Utility Room 5' 11" x 4' 8" (1.80m x 1.42m)**

UPVC double glazed windows and door to rear garden, polycarbonate roof.

**Conservatory 12' 9" x 6' 1" (3.88m x 1.85m)**

UPVC double glazed windows and double opening doors to rear garden.

**First Floor Landing**

Two UPVC double glazed windows to the front and side elevations, storage cupboard, radiator.

**Bedroom One 14' 10" x 11' 9" (4.52m x 3.58m)**

UPVC double glazed window to front elevation with views of the Solent & Isle of Wight, radiator, fireplace with gas fire inset and brick surround.

**Bedroom Two 14' 9" x 11' 1" (4.49m x 3.38m)**

UPVC double glazed window to front elevation with views of the Solent & Isle of Wight, built-in wardrobe, radiator, picture rail.

**Bedroom Three 13' 10" (max. meas) x 10' 7" (max. meas) (4.21m x 3.22m)**

UPVC double glazed window to rear elevation, radiator, feature fireplace, obscured UPVC double glazed window to side elevation, cupboard housing boiler, wash and basin set in vanity unit.

**Bedroom Four 10' 8" x 9' 0" (3.25m x 2.74m)**

UPVC, double glazed window to rear elevation, radiator, picture rail, coved ceiling.

**Bedroom Five 8' 6" x 7' 0" (2.59m x 2.13m)**

Coved ceiling, UPVC double glazed window to side elevation, access to eaves storage.

**WC 5' 1" x 3' 2" (1.55m x 0.96m)**

Obscured UPVC double glazed window to side elevation, low level WC, corner wash and basin, radiator

**Bathroom 9' 9" x 5' 5" (2.97m x 1.65m)**

Close coupled WC, wash had basin set in vanity unit, bath, separate shower cubicle, extractor fan, obscured UPVC double glazed windows to front and rear elevations, ladder style radiator.

**Outside**

The rear garden is a delightful feature of the home, generous in size and primarily laid to lawn with flowers and shrubs to borders, greenhouse, garage to rear accessed via service road behind. To the front of the property is off road parking enclosed low brick wall, shrubs and side access.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

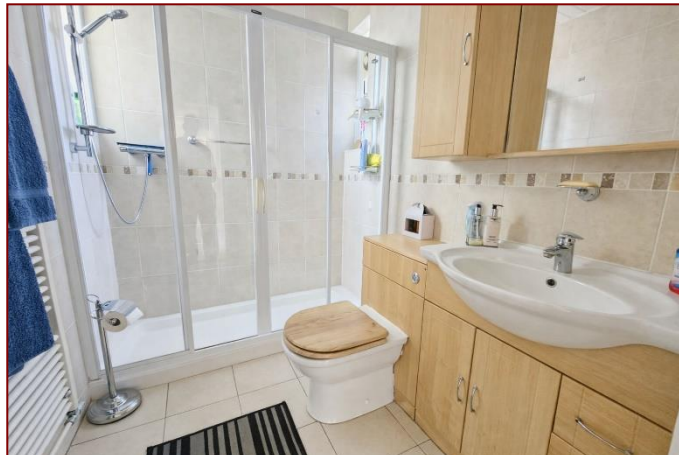
Gas Supply - Mains

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>





Tenure: Freehold

Council Tax Band: F

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£685,000

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\*DRAFT DETAILS\*

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