

£425,000

LAVEROCK LEA, PORTCHESTER, PO16 8DA



- Four Bedrooms (en-suite to the main bedroom)
- Entrance Hallway
- Downstairs Cloakroom
- Fitted Kitchen
- Lounge & Dining Room
- First Floor Family Bathroom
- UPVC Double Glazing & Gas Central Heating
- Block Paved Off Street Parking & Detached Garage/Workshop
- Generous Enclosed Southerly Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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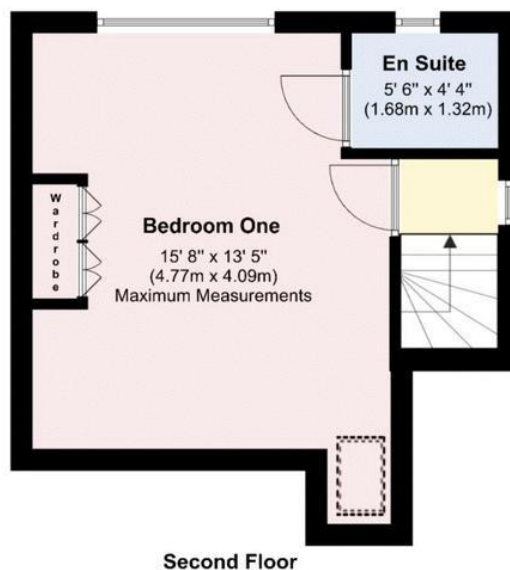
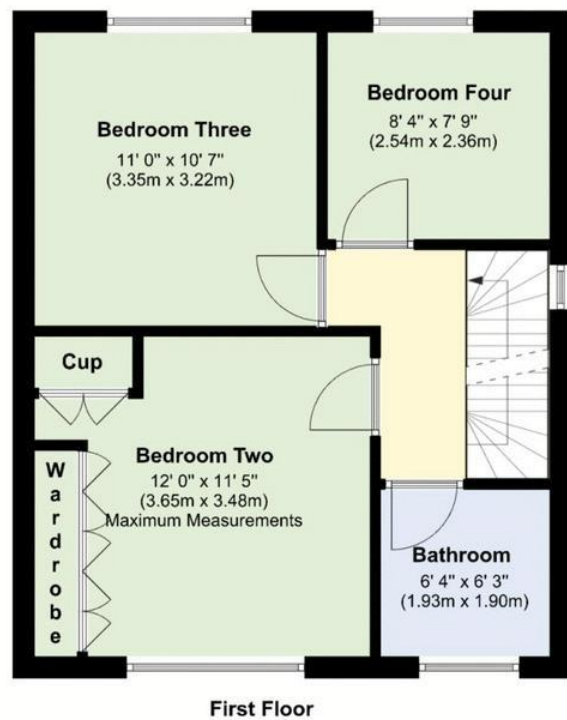
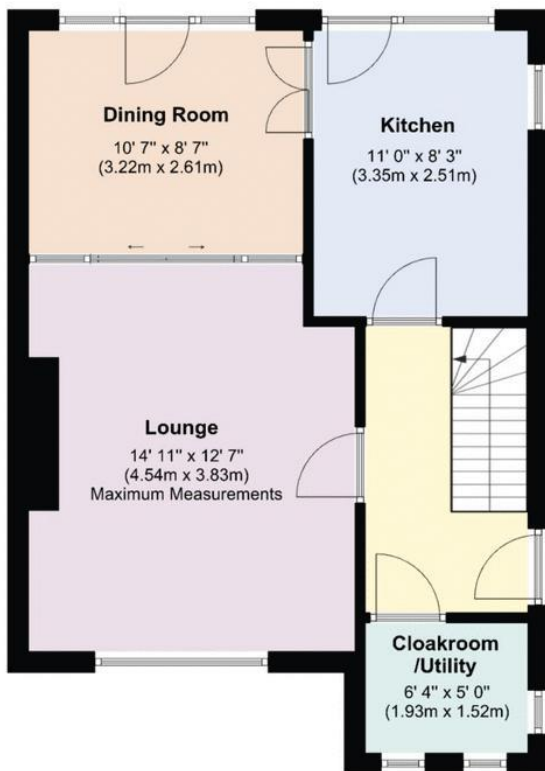
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Property Reference: P2891

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 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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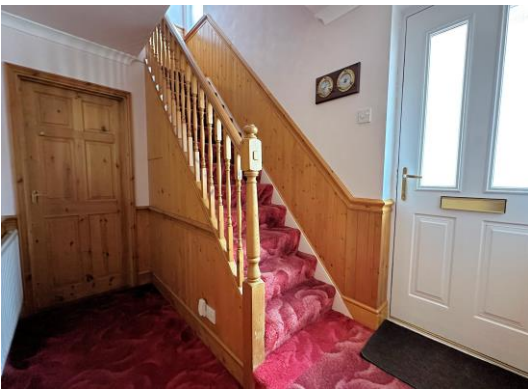


The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Hallway:-

Stairs leading to the first floor with under stairs storage cupboard and light, radiator, half-height wooden panelling to the walls, flat ceiling. Wooden doors to:



Downstairs Cloakroom/Utility:-

6' 4" x 5' 0" (1.93m x 1.52m)

A dual aspect room with UPVC double glazed windows to the front and side elevations, suite comprising close coupled WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, space and plumbing for appliances, tiled flooring and flat ceiling with extractor.



Lounge:-

14' 11" x 12' 7" (4.54m x 3.83m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, TV aerial point, feature tiled fireplace, flat ceiling with central rose. Part glazed doors with matching side panels leading to:



Dining Room:-

10' 7" x 8' 7" (3.22m x 2.61m)

UPVC part double glazed door with matching side panels overlooking and accessing the garden, radiator, space for a table and chairs if required, flat ceiling with central rose. Glazed doors to:



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Kitchen:-

11' 0" x 8' 3" (3.35m x 2.51m)

A dual aspect room with UPVC double glazed window to the rear elevation overlooking the garden and further double glazed window to the side elevation, the kitchen is fitted with a range of base, eye and larder style storage cupboards with roll top work surfaces, single bowl single drainer stainless steel sink unit inset with a mixer tap and part tiled walls, built-in oven with gas hob above, pull out breakfast table, wall mounted gas central heating boiler, space for an under counter fridge or freezer, radiator, flat ceiling. UPVC double glazed door leading to the garden.



First Floor Landing:-

UPVC double glazed window to the side elevation, continuation of stairs leading to the first floor, further half height wooden panelling to the walls, flat ceiling with central rose. Wooden doors to:



Bedroom Two:-

12' 0" x 11' 5" (3.65m x 3.48m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, fitted wardrobes, built-in airing cupboard and flat ceiling.



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Bedroom Three:-

11' 0" x 10' 7" (3.35m x 3.22m)

UPVC double glazed window to the rear elevation with views towards Portsmouth Harbour, radiator, wood effect laminate flooring and flat ceiling with central rose.



Bedroom Four:-

8' 4" x 7' 9" (2.54m x 2.36m)

UPVC double glazed window to the rear elevation with views towards Portsmouth Harbour, radiator and flat ceiling.



Family Bathroom:-

6' 4" x 6' 3" (1.93m x 1.90m)

Opaque UPVC double glazed window to the front elevation, white suite comprising wood panelled bath with Aqualisa electric shower and screen, pedestal wash hand basin, WC, part tiled walls, radiator and flat ceiling.



Second Floor Landing:-

UPVC double glazed window to the side elevation, flat/sloping ceiling. Wooden door to:

Bedroom One:-

15' 8" x 13' 5" (4.77m x 4.09m) Maximum Measurements

A light and airy dual aspect room with UPVC double glazed window to the rear elevation enjoying panoramic views towards Portsmouth Harbour and beyond, further double glazed Velux style window to the front elevation, radiator, wood effect laminate flooring, access to eaves storage with lighting, flat/sloping ceiling. Wooden door to:



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View:-



En-Suite Shower Room:-

5' 6" x 4' 4" (1.68m x 1.32m)

Opaque UPVC double glazed window to the rear elevation, suite comprising shower cubicle with Mira mains shower, close couple WC, pedestal wash hand basin, part tiled walls, radiator and flat ceiling with extractor.



Outside:-

To the front of the property there is block paved off street parking and a driveway with mature shrub borders, leading to the detached garage/workshop with double opening doors and power connected.



Rear Garden:-

A wooden gate leads to the generous enclosed southerly facing rear garden with a patio area for entertaining purposes, the majority is then laid mainly to lawn with established shrub and plant borders and a water tap.

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