

Fenwicks are pleased to offer for sale an extended detached property situated in a sought-after residential cul-de-sac. The property enjoys a generous plot with good size frontage and attractive rear garden.

The Accommodation Comprises:-
Front door to:

Entrance Hall:-
Double radiator, stairs to first floor.

Ground Floor Cloakroom:-
Low flush W.C, wash hand basin, radiator, double glazed window.

Living Room:- 14' 1" x 12' 2" (4.29m x 3.71m)
Double glazed window to front elevation, archway to:

Dining Area:- 11' 10" x 8' 3" (3.60m x 2.51m)
Double glazed window and door leading to garden, wood effect flooring, double radiator.

Study:- 12' 10" x 10' 6" (3.91m x 3.20m)
Double glazed window, electric "STILZ" lift to first floor, double radiator. (Irregular measurement, stud wall separating from living room.)

Bedroom Five:- 9' 11" x 9' 10" (3.02m x 2.99m)
Double glazed window to rear elevation, double radiator.

Kitchen:- 11' 10" x 8' 7" (3.60m x 2.61m)
Double glazed window overlooking rear garden, kitchen is fitted with a range of wall and base units with roll edge work surfaces and tiled surrounds, five ring gas hob, built-in double oven, circular stainless steel sink unit and drainer, wood effect flooring, archway to:

Utility Room:- 8' 7" x 5' 5" (2.61m x 1.65m)
Double glazed window and UPVC door to side return, plumbing for washing machine and dishwasher, tiled floor, recess for fridge/freezer, wall mounted Vaillant gas central heating boiler.

First Floor Landing:-
Double glazed window, access to loft space with drop down ladder.

Bedroom One:- 12' 0" x 12' 0" (3.65m x 3.65m)
Double glazed window to front elevation, fitted carpet.

Bedroom Two:- 12' 4" x 11' 4" (3.76m x 3.45m)
Double glazed window to front and side elevation, radiator.

Bedroom Three:- 11' 9" x 10' 5" (3.58m x 3.17m)
Double glazed window, radiator, electric lift access to ground floor.

Bedroom Four:- 9' 9" x 6' 9" (2.97m x 2.06m)
Double glazed window, radiator.

Bathroom:- 11' 6" x 6' 8" (3.50m x 2.03m) maximum measurements
double glazed window, inset spotlighting, bath with tiled surrounds, wash hand basin, double radiator, wood flooring, W.C, separate shower cubicle.

Storage Room:- 5' 9" x 4' 0" (1.75m x 1.22m)
Double glazed window, wood laminate flooring. Note: formerly a separate WC, could be reinstated should a purchaser wish.

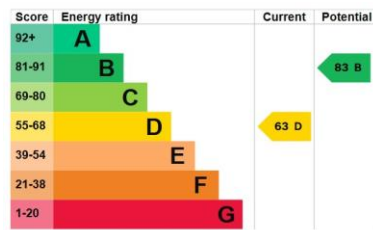
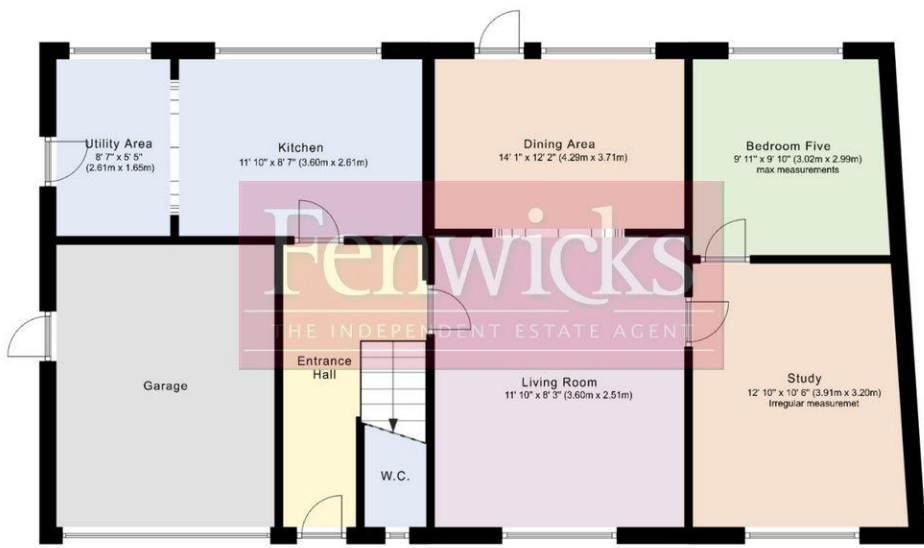
Dressing Area / Study:- 12' 0" x 6' 11" (3.65m x 2.11m)
Double glazed window to rear elevation, double radiator. (Formerly a bedroom and now providing access to bedrooms.)

Outside - Front:-
The property enjoys a good size driveway with parking for numerous vehicles, access to garage and side access to the rear garden. The front garden is mainly laid to lawn with established borders, trees and hedges.

Outside - Rear:-
The rear garden is of an excellent size in our opinion, with paved patio and decked area, the remainder is mainly laid to lawn with established borders and trees, there is a covered seating area with a tiled roof, as well as a summer house with three double glazed windows and doors leading to the garden.
Summer House measures: 14' 7" x 8' 1" (4.44m x 2.46m) maximum measurements due to irregular shape.

General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage –
Mains Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>
Flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Freehold

Council Tax Band: F

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DRAFT DETAILS

£675,000
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