

## £254,500

### BUTTERFLY DRIVE, PAULSGROVE, PO6 4DL



- Three Bedrooms (originally constructed as two double bedrooms)
- Entrance Lobby
- Lounge/Diner
- Fitted Kitchen
- Modern First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Allocated Parking Space
- Enclosed Rear Garden
- Cul-De-Sac Location

#### Portchester Office

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

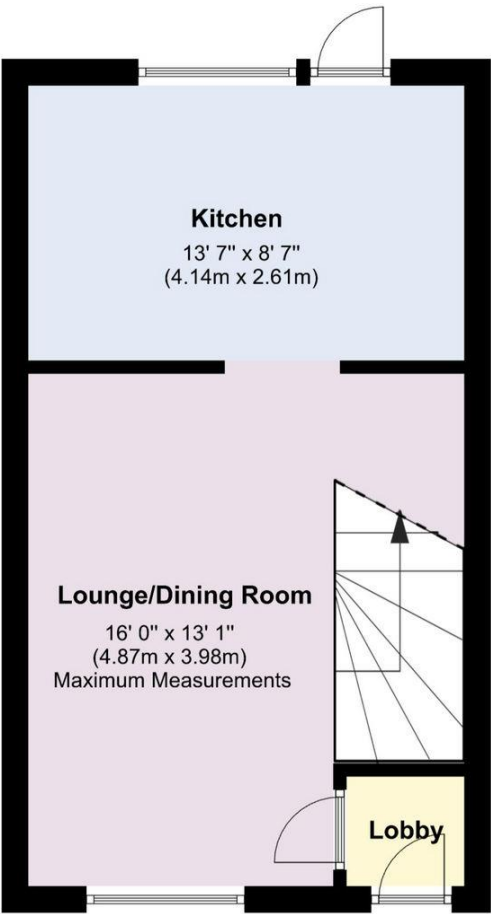
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Property Reference: P2897

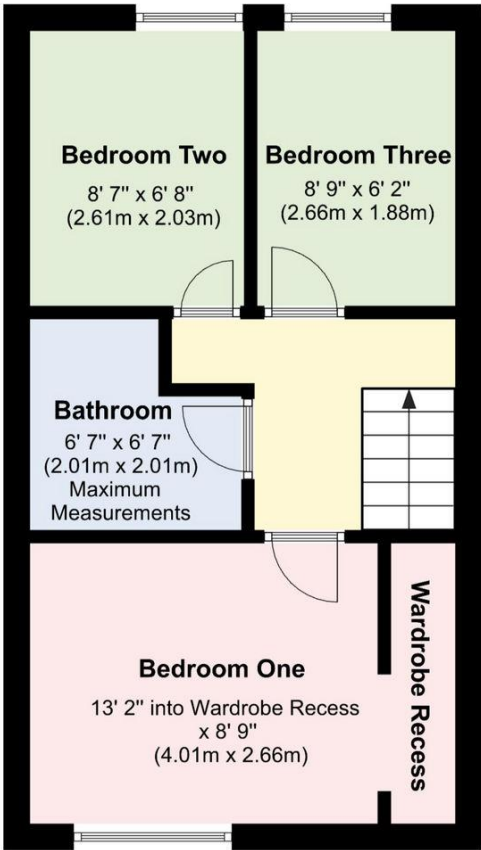
Council Tax Band: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel leading to:

## Entrance Lobby:-

Built-in storage cupboard housing the smart meters, wood effect laminate flooring, textured ceiling. Part glazed internal door to:

## Lounge/Dining Room:-

16' 0" x 13' 1" (4.87m x 3.98m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, return stairs leading to the first floor, TV aerial point, space for a table and chairs if required, wood effect laminate flooring, flat ceiling. Walkway to:



## Kitchen:-

13' 7" x 8' 7" (4.14m x 2.61m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a range of matching base, eye and larder style storage cupboards with underlighting to the eye level units, roll top work surfaces, one and a half bowl single drainer sink unit inset with extendable mixer tap and part tiled walls, range style cooker to remain with extractor canopy above, recess for American style fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, textured ceiling. UPVC part double glazed door leading to the garden.



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## First Floor Landing:-

Textured ceiling with LED spotlights inset. Doors to:

## Bedroom One:-

13' 2" into Wardrobe Recess x 8' 9" (4.01m x 2.66m)

UPVC double glazed window to the front elevation, radiator, wardrobe recess with hanging/shelving and textured ceiling with LED spotlights inset.



## Bedroom Two:-

8' 7" x 6' 8" (2.61m x 2.03m)

UPVC double glazed window to the rear elevation, radiator, wood effect laminate flooring and flat ceiling with LED spotlights inset.

## Bedroom Three:-

8' 9" x 6' 2" (2.66m x 1.88m)

UPVC double glazed window to the rear elevation, radiator and flat ceiling with LED spotlights inset.



## Modern Bathroom:-

6' 7" x 6' 7" (2.01m x 2.01m) Maximum Measurements

Modern white suite comprising panelled bath with mixer tap, Mira mains shower and screen, close coupled WC, wash hand basin with mixer tap and vanity storage below, waterproof panelling to the walls, chrome heated towel rail and flat ceiling with extractor.

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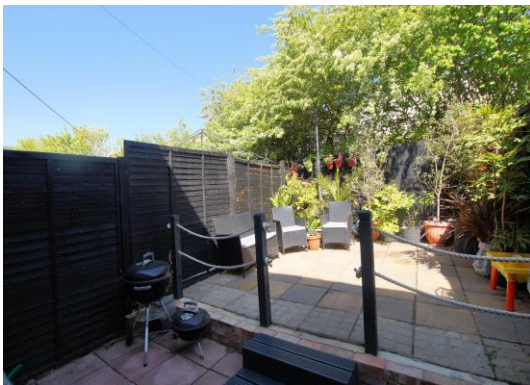
## Outside:-

To the front of the property there is an open plan garden laid to lawn with shrub borders.



## Rear Garden:-

Rear pedestrian access and a secure wooden gate leads to the enclosed low maintenance paved rear garden ideal for entertaining purposes with a water tap and storage shed to remain.



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