

Situated in a highly sought after road within Alverstoke is this deceptively spacious and detached five bedroom family home with garage, swimming pool and dressing rooms. Offered for sale with no forward chain.

**The Accommodation Comprises:-**

Front door to:

**Entrance Porch:-**

UPVC double glazed window to front elevation, composite front door to:

**Entrance Hall:-**

Stairs to first floor, door to:

**Cloakroom:-**

Close coupled WC and wash hand basin.

**Dining Room:-** 18' 4" x 11' 4" (5.58m x 3.45m) maximum measurements

Arch and double opening glazed doors to kitchen, door to utility, storage cupboard, space for table and chairs.

**Sitting Room:-** 17' 11" x 12' 4" (5.46m x 3.76m)

UPVC double glazed window to front elevation, fireplace, laminate flooring, double opening doors to:

**Kitchen/ Breakfast/ Family Room:-** 35' 4" x 19' 6" (10.76m x 5.94m)

Tiled flooring, windows to rear and side elevation, inset spotlighting, fitted with a range of base and eye level units, roll top worksurface incorporating breakfast bar, island unit, sink unit with mixer tap, range-style cooker with extractor fan over, space for American-style fridge freezer, integrated dishwasher, lift to bedroom one, door to:

**Cloakroom:-**

Close coupled WC.

**Utility Room:-** 11' 0" x 6' 8" (3.35m x 2.03m)

Window to rear elevation and door to:

**Study:-** 16' 4" x 7' 2" (4.97m x 2.18m)

Window to front elevation, courtesy door to garage, door to:

**Cloakroom:-**

Close coupled WC.

**Conservatory:-** 17' 5" x 11' 2" (5.30m x 3.40m)

Polycarbonate roof, windows to rear and side elevation, double opening doors to rear garden and pool room.

**Pool Room:-** 35' 8" x 17' 9" (10.86m x 5.41m)

Windows and double opening doors to rear garden, polycarbonate roof, 7m swimming pool.

**First Floor Landing:-**

Stairs to second floor, window to front elevation.

**Bedroom One:-** 19' 9" x 17' 0" (6.02m x 5.18m)

Lift from kitchen, inset spotlighting, window to rear elevation, door to:

**Bedroom One En Suite:-** 9' 8" x 3' 8" (2.94m x 1.12m)

Double shower cubicle, wash hand basin set in vanity drawer unit, close coupled WC, obscured window to rear elevation.

**Bedroom Two:-** 17' 6" x 14' 2" (5.33m x 4.31m)

Window to rear elevation, door to:

**Bedroom Two En Suite:-** 8' 5" x 2' 5" (2.56m x 0.74m)

Shower cubicle, close coupled WC, wash hand basin.

**Bedroom Four:-** 17' 10" x 12' 5" (5.43m x 3.78m)

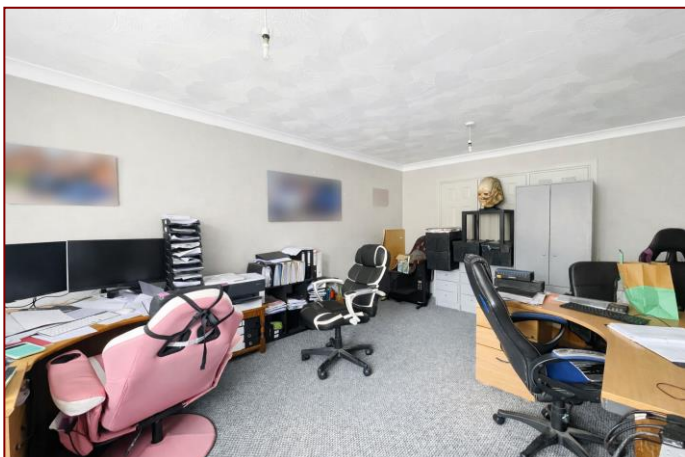
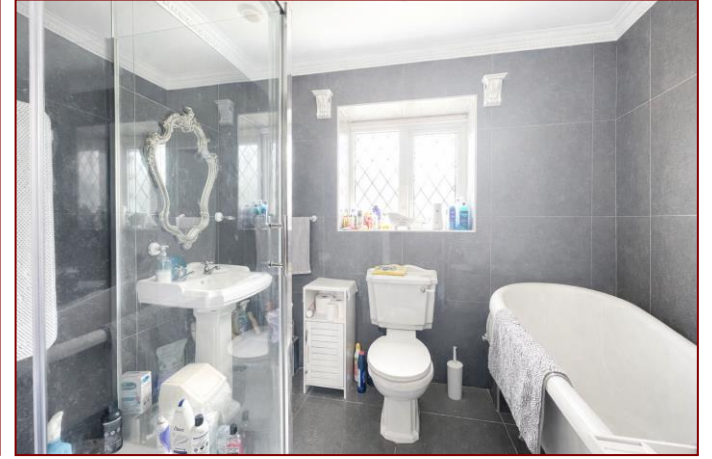
Window to front elevation, built in wardrobes.

**Bedroom Five/ Dressing Room:-**

Originally two separate bedrooms, window to front elevation, opening to dressing room with clothes hanging rails and window to side elevation.

**Bathroom:-** 8' 5" x 8' 0" (2.56m x 2.44m)

Obscured window to rear elevation, close coupled WC, roll top bath, pedestal wash hand basin, double shower cubicle.



**Second Floor Landing:-**

Velux window.

**Bedroom Three:- 16' 7" x 12' 9" (5.05m x 3.88m)**

Two Velux windows, window to rear elevation.

**Second Floor Dressing Room:- 10' 0" x 7' 0" (3.05m x 2.13m)**

Velux window, clothes hanging rail, inset spotlighting, door to:

**Second Floor Shower Room:- 8' 9" x 5' 4" (2.66m x 1.62m)**

Close coupled WC, wash hand basin, shower cubicle.

**Outside:-**

The rear garden is enclosed by wood panelled fencing, laid to artificial grass with mature trees to borders. The rear garden also benefits from side access and a summer house. To front of the property there is a driveway providing off-road parking, with access to garage via up and over door and electric car charging point.

**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: <https://www.gov.uk/check-long-term-flood-risk>

**Tenure: Freehold**

**Council Tax Band: F**



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£750,000

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\*DRAFT DETAILS\*

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