

A rare opportunity to purchase a modern traditionally-built family home with four bedrooms, two reception rooms and modern kitchen & bathroom. There is a pleasant enclosed garden to the rear with summer house and off-road parking to the front

The Accommodation Comprises:

Contemporary composite front door to:

Entrance Hall

Full length UPVC double glazed window to front elevation, flat and coved ceiling with inset spotlighting, radiator, solid oak flooring, and an oak and glass contemporary staircase to first floor with solid oak balustrade and glass infill panels.

Cloakroom

Close coupled W.C, contemporary wall mounted wash hand basin with tiled splash back, extractor fan, solid oak floor.

Kitchen 13' 9" x 7' 7" (4.19m x 2.31m)

Glazed solid oak door from hall, flat and coved ceiling, inset spotlighting, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units with work surface over, tiled surround, one and a half bowl white single drainer composite sink unit with mixer tap, gas hob with extractor hood over, integral separate fridge, freezer, dishwasher and oven, cupboard housing combination boiler, UPVC double glazed door to side of property, Italian Porcelain tiled walls and flooring, opening to lounge.

Lounge 19' 8" x 11' 7" (5.99m x 3.53m)

Solid oak glazed doors from hallway, flat and coved ceiling, inset spotlighting, UPVC double glazed bi-folding doors to rear garden, further UPVC double glazed window to side elevation, two vertical style radiators, further radiator, continuation of solid oak flooring.

Dining Room/Study 10' 11" x 7' 4" (3.32m x 2.23m)

Flat and coved ceiling, inset spotlighting, UPVC double glazed window to front elevation, radiator, under stairs storage cupboard housing consumer unit.

First Floor Landing

Flat and coved ceiling with inset spotlighting, access to loft space with pull down ladder, fully boarded with power and light connected and Velux windows.

Bedroom One 11' 8" x 10' 4" (3.55m x 3.15m)

Flat and coved ceiling, inset spotlighting, UPVC double glazed window to rear elevation, radiator.

Bedroom Two 11' 8" x 8' 10" (3.55m x 2.69m)

Flat and coved ceiling, inset spotlighting, UPVC double glazed window to rear elevation, radiator.

Bedroom Three 10' 11" x 8' 10" (3.32m x 2.69m)

Flat and coved ceiling, inset spotlighting, UPVC double glazed window to front elevation, radiator.

Bedroom Four 10' 4" x 8' 10" (3.15m x 2.69m)

Flat and coved ceiling, inset spotlighting, UPVC double glazed windows to front and side elevations, radiator.

Bathroom 7' 0" x 5' 11" (2.13m x 1.80m)

Flat ceiling, inset spotlighting, obscured UPVC double glazed window to side elevation, bath with mixer tap and shower connection, twin wash hand basins with mixer taps set in vanity unit, wall mounted mirrors above, Italian Porcelain tiled walls and flooring, close coupled W.C with concealed cistern, ladder style radiator, extractor fan.

Outside

The rear garden is enclosed by concrete posts and gravel boards with a close boarded fence, mainly laid to lawn with patio area, side pedestrian access via gate, summer house, outside double power point, an outside water tap, gas and electricity meters, outside lights to both the front of the property and the kitchen door. To the front is a block paved driveway and further front garden laid to lawn.

Roof Space

A floor has been laid up on this level with floor joists and a 25mm thick floor and three Velux roof lights already set in the roof. With the addition of a flight of stairs easily fitted into the stairwell providing access up to a third level, a fifth bedroom with an en suite bathroom or home office could be added, all ready to be plaster boarded out with tails for the extension of the heating system, hot and cold water supply and electrics to this area.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

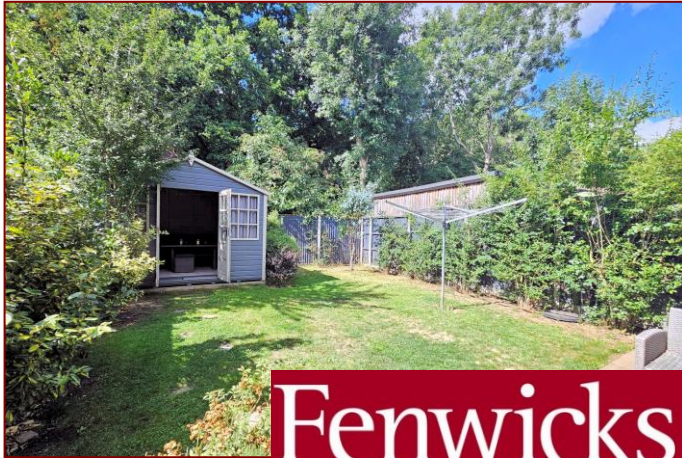
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

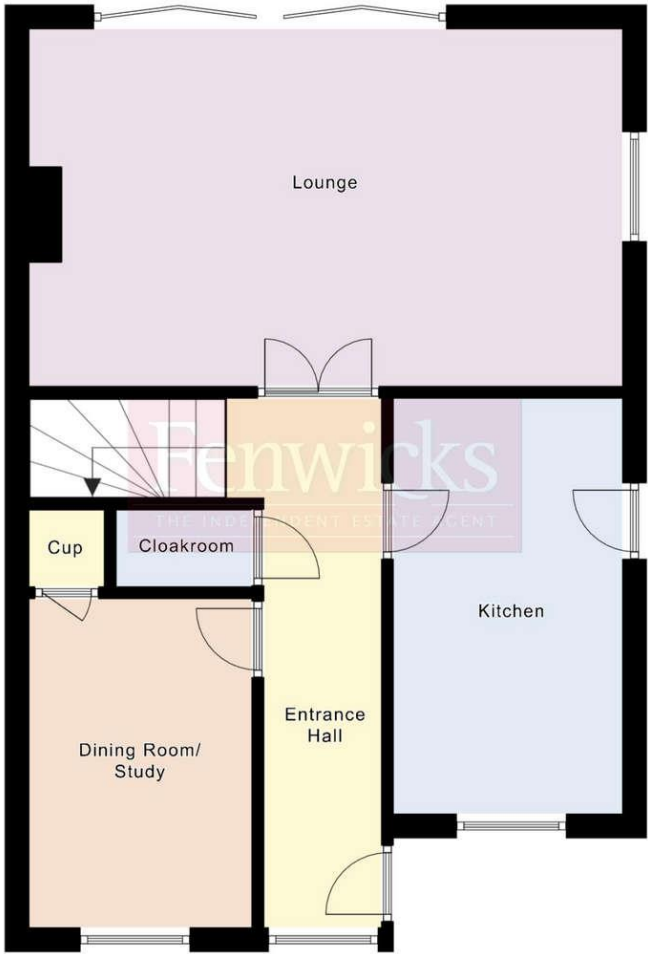
Tenure: Freehold

Council Tax Band: C



Fenwicks
THE INDEPENDENT ESTATE AGENT

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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