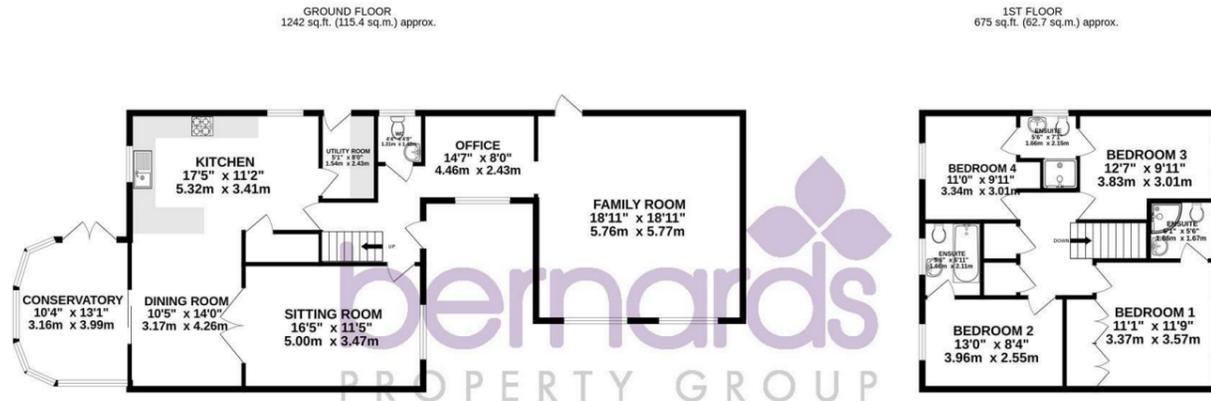


FOR SALE

Asking Price £650,000

Saunders Close, Lee-On-The-Solent PO13 8LX

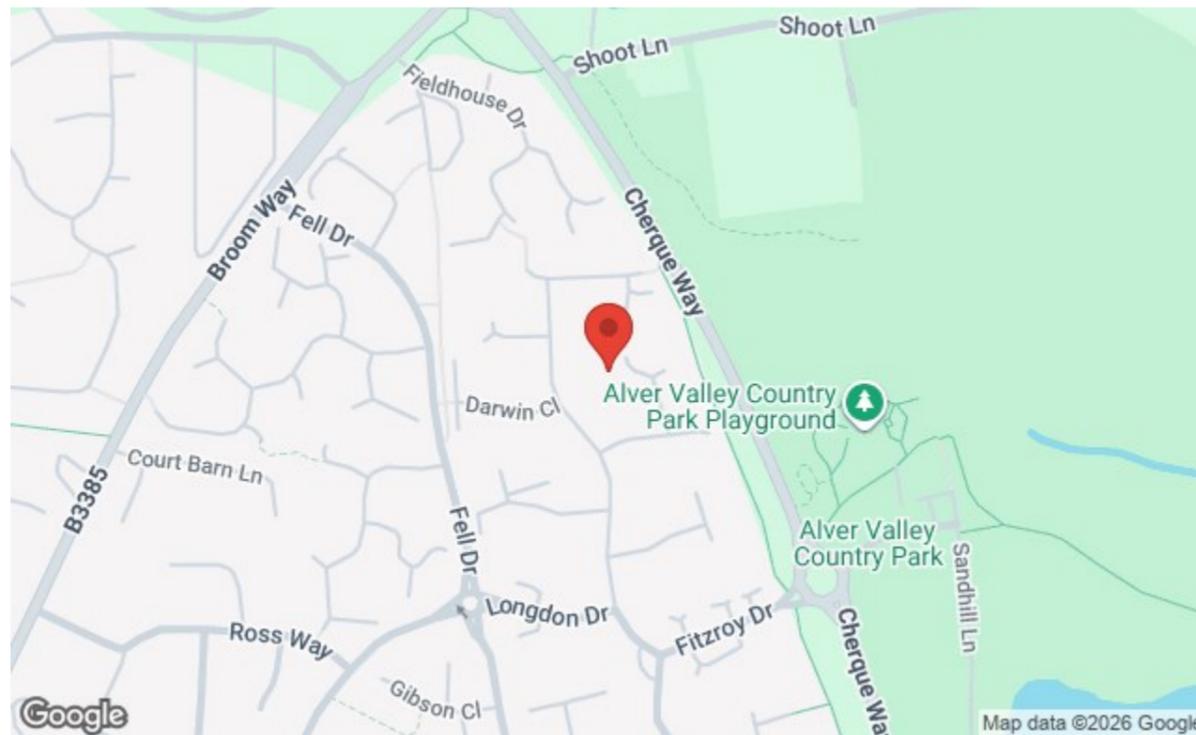
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TOTAL FLOOR AREA: 1917 sq.ft. (178.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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4 Bedrooms 3 Bathrooms 4 Living Areas

## HIGHLIGHTS

- ❖ Detached House
- ❖ 5 Bedrooms
- ❖ 2 Ensuite Bathrooms + Jack & Jill Bathroom
- ❖ Large Games Room
- ❖ Contemporary Kitchen with Integrated Appliances
- ❖ Maintenance Free Rear Garden
- ❖ Popular Location
- ❖ Double drive parking

Tucked away at the end of a quiet cul-de-sac in a popular residential area is this substantial and highly versatile four-bedroom detached family home extending to just under 2,000 sq ft.

One of the standout features is the incredible double garage conversion, now transformed into a vast games and entertainment room. Designed as the ultimate social hub, it comfortably accommodates a pool table, darts board, bar area, sofas, music space and a large TV, the perfect setting for family time or entertaining friends.

The ground floor offers generous and well-balanced living space. A welcoming sitting room sits at the front of the property, complete with feature fireplace and double doors leading through to the dining area. Spanning the rear of the home is an impressive open-plan kitchen/diner with a substantial breakfast bar,

integrated appliances, extensive worktop space and ample storage. A separate utility room adds practicality, while a garden room accessed from the dining area provides additional flexible living space overlooking the garden.

Upstairs, there are four genuine double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Bedroom two also enjoys its own en-suite, complete with bath, while a Jack and Jill style en-suite shower room serves two further bedrooms, making this an ideal layout for growing families or visiting guests.

Externally, the rear garden is a generous size and laid predominantly to artificial lawn for low-maintenance enjoyment year-round.

A superb family home offering space, flexibility and an exceptional entertaining area, all set within a desirable cul-de-sac location.

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



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# PROPERTY INFORMATION

## AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

## FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

## BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

## RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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FREEHOLD - Council Tax Band F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	
<b>58</b>	

EU Directive 2002/91/EC  
England & Wales



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