

Situated in the heart of Alverstone village is this very well-presented four bedroom family home located close to Stokes Bay. The property benefits from a driveway providing off-road parking, open plan kitchen/ dining/ family room and separate lounge.

**The Accommodation Comprises**

Composite front door to:

**Entrance Porch**

UPVC double glazed windows to front and side elevation, front door to:

**Entrance Hall**

UPVC double glazed window to side elevation, stairs to First Floor, under-stairs storage cupboard, dado rail, radiator.

**Lounge 12' 8" x 10' 0" (3.86m x 3.05m)**

UPVC double glazed bay window to front elevation, fitted with plantation-style shutters, open fire, vertical radiator, picture rail.

**Kitchen/ Dining/ Family Room 21' 3" x 17' 4" (6.47m x 5.28m) max**

UPVC double glazed windows to rear and side elevations, UPVC double glazed patio doors to rear garden, fitted with a range of base cupboards and matching eye-level units, Quartz worksurface over, island with inset Butler sink and mixer tap, integrated Bosch fridge/freezer, integrated induction hob with tiled splashback and Hotpoint oven below, cupboard housing boiler, two radiators, picture rail, space for table and chairs.

**First Floor Landing**

Stairs to Second Floor, doors to:

**Bedroom One 15' 5" (max) x 9' 10" (4.70m x 2.99m)**

UPVC double glazed bay window to front elevation, picture rail, radiator.

**Bedroom Two 8' 10" x 9' 11" (2.69m x 3.02m)**

UPVC double glazed window to rear elevation, radiator, under-stairs storage cupboard.

**Bedroom Three 8' 2" x 7' 1" (2.49m x 2.16m)**

UPVC double glazed window to rear elevation, picture rail, radiator.

**Family Bathroom 5' 11" x 5' 10" (1.80m x 1.78m)**

Obscured UPVC double glazed window to front elevation, low level close coupled WC, wall hung wash hand basin, panelled bath, mains shower with additional rainfall shower head over, tiling to wall and half wall, extractor fan, industrial-style radiator with towel rail.

**Bedroom Four**

Two Velux windows, window to rear elevation, access to storage space, two radiators, shower cubicle, WC.

**Outside**

To the front of the property is a driveway providing off-road parking, area laid to lawn, raised flower beds, double gates leading to garage/ workshop with power, and light connected, space and plumbing for washing machine, space for tumble dryer, basin.

The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, mainly laid to lawn, shingled area with stepping stones, decking area, mature shrubs and trees to borders, fully insulated Log Cabin with power connected to remain.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

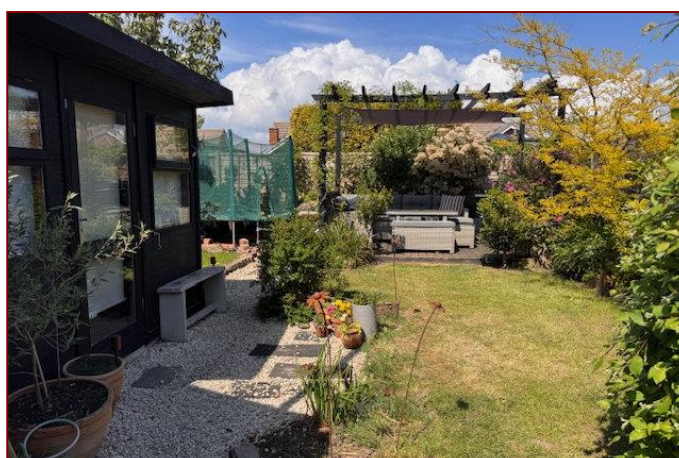
Sewerage: Mains

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

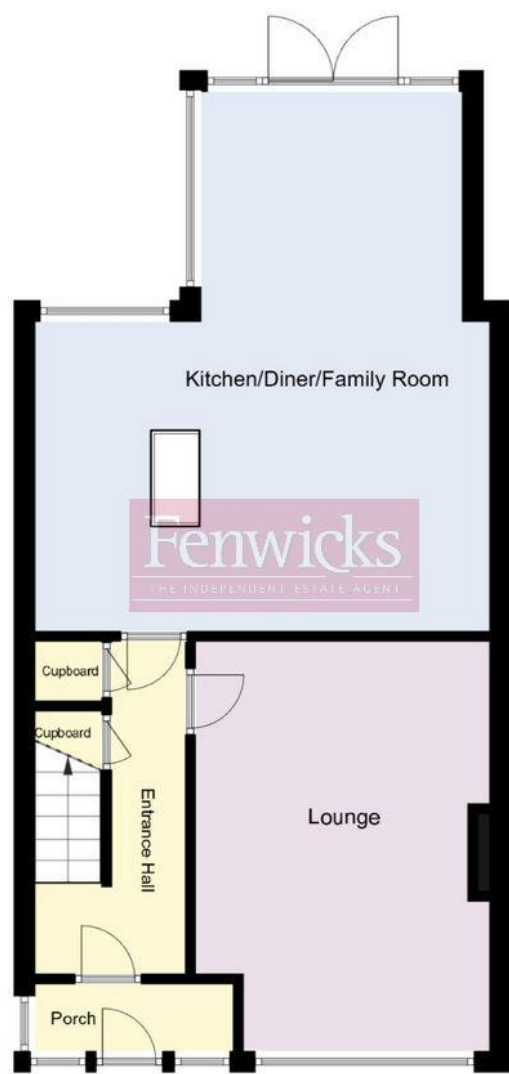
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£455,000

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\*DRAFT DETAILS\*

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