

Beautifully presented three/four bedroom town house situated on the popular Cherque farm development in Lee on the Solent, the property provides a superb open plan kitchen/dining room, landscaped garden, driveway & garage.

**The Accommodation Comprises**

Composite glazed front door to:

**Entrance Hall**

Coved ceiling stairs to first floor, radiator, tiled flooring, thermostat control to wall, storage cupboard.

**Cloakroom**

Continuation matching tiled flooring, refitted with a close coupled WC, wash hand basin set in vanity drawer unit, tiling to half wall, obscured UPVC double glazed window to front elevation, inset spotlighting, extractor fan.

**Kitchen/Dining Room 18' 2" Plus Bay x 14' 7" (5.53m x 4.44m) maximum measurements**

UPVC double glazed window and double opening doors to rear garden, continuation matching tiled flooring, three radiators, coved ceiling to dining area, under stairs storage cupboard, kitchen area is fitted with a range of base cupboards a matching eye level units, roll top work surface, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for fridge/freezer, integrated dishwasher, integrated washing machine, integrated electric oven and grill, electric hob with extractor over.

**Study/Bedroom Four 9' 0" x 7' 7" (2.74m x 2.31m)**

UPVC double glazed window to front elevation, coved ceiling, continuation of tiled flooring.

**First Floor Landing**

Coved ceiling, radiator, stairs to second-floor, UPVC double glazed window to side elevation.

**Lounge 14' 7" x 14' 1" (4.44m x 4.29m) maximum measurements**

Two UPVC double glazed windows to rear elevation, two radiators, coved ceiling.

**Bedroom One 12' 5" plus wardrobes x 8' 10" max (3.78m x 2.69m)**

Two UPVC double glazed windows to front elevation, two radiators, fitted modern wardrobes, door to:

**En Suite 6' 8" x 3' 11" (2.03m x 1.19m)**

Inset spotlighting, extractor fan, tiled walls and floor, refitted with a close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with main shower and additional handheld shower attachment, fitted mirror, heated towel rail.

**Second Floor Landing**

UPVC double glazed window to side elevation, access to loft space, cupboard housing boiler.

**Bedroom Two 12' 6" plus wardrobes x 9' 8" plus window recess (3.81m x 2.94m)**

UPVC double glazed window to front elevation, coved ceilings, radiator, built-in wardrobes, cupboard housing hot water tank.

**Bedroom Three 14' 6" x 6' 7" (4.42m x 2.01m)**

Two Velux windows, a range of built-in hanging space, drawer units and shelving.

**Bathroom 7' 1" x 5' 9" (2.16m x 1.75m) maximum measurements**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mains shower, inset spotlighting, extractor fan, ladder style radiator.

**Outside**

The rear garden has been landscaped to include two patio areas, artificial lawn and shingled borders, outside water tap and lighting, courtesy door to garage. To the front is off road parking and further garden.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

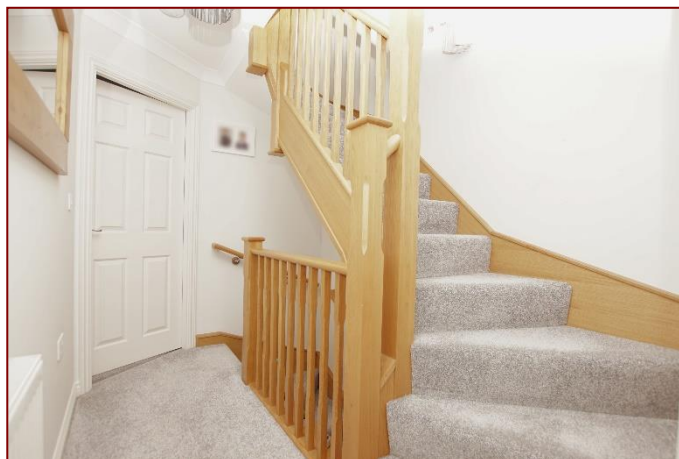
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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£389,995

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\*DRAFT DETAILS\*

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