

Situated in the heart of Alverstoke village is this deceptively spacious four bedroom detached property with extended living accommodation. The property is within close proximity to local amenities within the village, Stokes Bay seafront and popular schools.

**The Accommodation Comprises:-**  
Composite glazed front door to:

**Entrance Hall:-**

UPVC double glazed window to front elevation, radiator, stairs to first floor, under stairs storage.

**Cloakroom:-**

Obscured UPVC double glazed window to side elevation, low level W.C., wash hand basin set in vanity unit.

**Kitchen 12'8" x 12'1" (3.86m x 3.69m):-**

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye levels units, work surface over, Butler sink, recess and plumbing for dishwasher, space for range-style oven with extractor hood over, integrated microwave.

**Sitting Area 7'3" x 21'9" (2.21m x 6.62m):-**

UPVC double glazed windows and double opening doors to rear garden, tiled flooring, radiator, cupboard housing boiler, utility cupboard with plumbing for washing machine and tumble dryer.

**Dining Room 12'8" x 11'10" (3.85m x 3.61m):-**

UPVC double glazed window to side elevation, double opening doors and windows to Sitting Area, radiator.

**Lounge 18'1" into Bay x 11'10" (5.50m into Bay x 3.61m):-**

UPVC double glazed bay window to front elevation, radiator.

**Study 15'8" max x 7'6" max (4.77m max x 2.29m max):-**

UPVC double glazed window to front elevation, radiator.

**First Floor Landing:-**

UPVC double glazed long window to side elevation, access to loft space, storage cupboard with shelving, cupboard housing hot water tank.

**Bedroom One 12'7" max x 14'5" max (3.84m max x 4.40m max):-**

UPVC double glazed window to rear and side elevations, laminate flooring, built-in wardrobe with sliding door, radiator.

**Bedroom Two 15'10" max x 12' max (4.83m max x 3.66m max):-**

UPVC double glazed window to front elevation, laminate flooring, radiator.

**Bedroom Three 8'2" max x 15'9" max (2.48m max x 4.79m max):-**

UPVC double glazed window to front elevation, laminate flooring, radiator.

**Bedroom Four 8'1" x 11'10" (2.46m x 3.61m):-**

UPVC double glazed window to side elevation, laminate flooring, radiator.

**Family Bathroom:-**

Obscured UPVC double glazed window to rear elevation, bath with mixer tap, double shower cubicle with mains shower, close coupled W.C. with concealed cistern, wash hand basin set in vanity unit, radiator.

**Outside:-**

To the front of the property is a block paved driveway with off-road parking, brick wall, lawn with flower beds.

The rear garden is enclosed by wood panel fencing, mainly laid to lawn with shrub borders, rockery, side pedestrian access.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: TBC

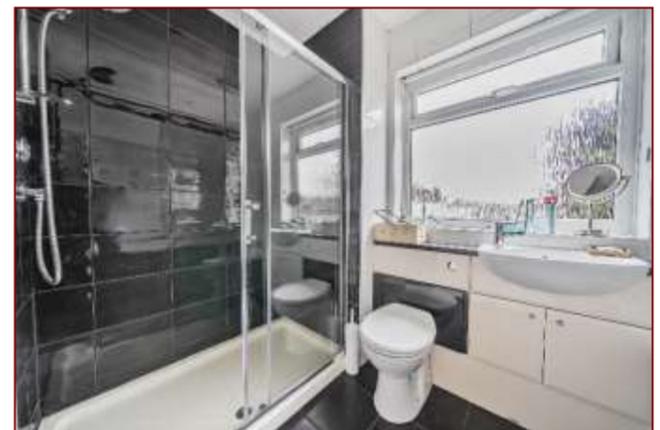
Sewerage - Mains sewerage

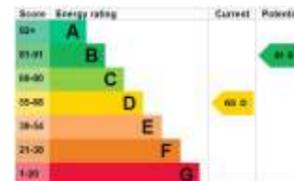
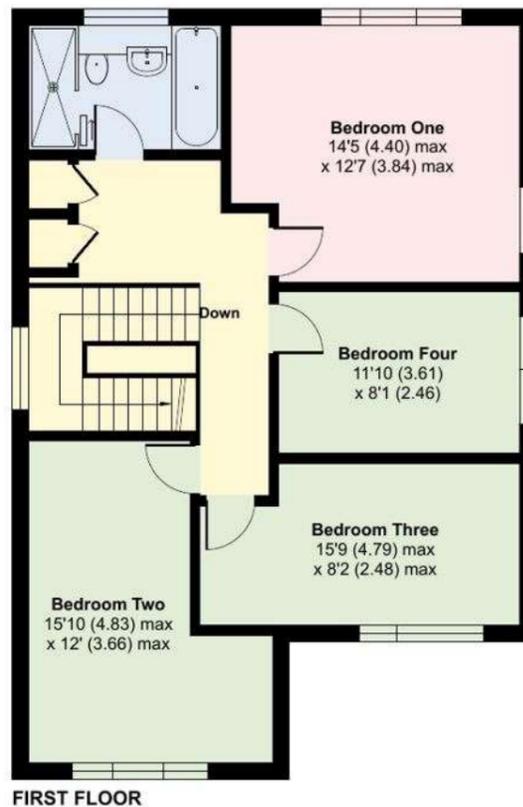
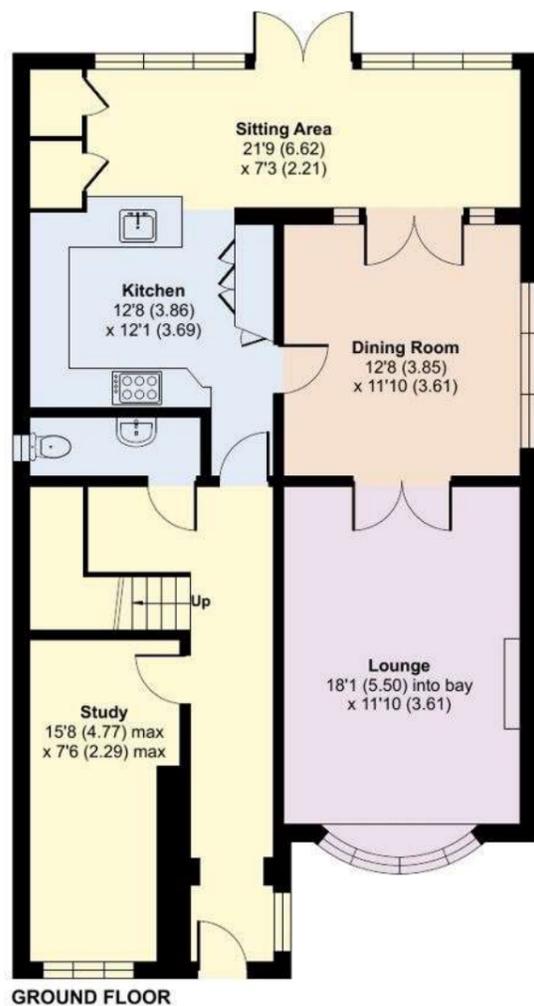
Mobile & Broadband coverage - please check via:

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

Flood risk - please check via:

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





Tenure: Freehold  
Council Tax Band: F

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£529,995

Green Road, Alverstoke, Gosport, PO12 2ET

\*DRAFT DETAILS\*

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT