

A four bedroom detached house located in a rarely available cul de sac within Lee on the Solent. The property benefits from a pleasant enclosed garden, ample parking and two garages.

The Accommodation Comprises:-
UPVC double glazed front door to;

Entrance Porch:-
UPVC double glazed windows to front and side elevations, door to;

Entrance Hall:-
Coved ceiling, UPVC double glazed window to entrance porch, stairs to first floor, under stairs storage cupboard, radiator.

Study:-
10' 4" x 6' 11" (3.15m x 2.11m)
UPVC double glazed windows to front and side elevations, fitted desk and wall units, radiator.

Cloakroom:-
Obscured UPVC double glazed window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, further base cupboard unit, tiled walls and floor, radiator.

Lounge/Dining Room:-
23' 0" x 14' 10" (7.01m x 4.52m) maximum measurements
UPVC double glazed windows to front and rear elevation, UPVC double glazed door to rear garden, dining area with space table and chairs, serving hatch to kitchen, two radiators.

Kitchen/Breakfast Room:-
15' 11" x 8' 4" (4.85m x 2.54m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, rolltop worksurface, breakfast bar, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double electric oven, gas hob with extractor hood over, space for fridge freezer, recess and plumbing for dishwasher, recess and plumbing for washing machine.

First Floor Landing:-
UPVC double glazed window to front elevation, access to loft space, airing cupboard with hot water tank.

Bedroom One:-
14' 10" x 12' 6" (4.52m x 3.81m) maximum measurements
UPVC double glazed window to front elevation, freestanding wardrobe to remain, radiator, door to;

En Suite:-
Inset spotlighting, close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower over, extractor fan.

Bedroom Two:-
14' 7" x 8' 5" (4.44m x 2.56m)
Coved ceiling, UPVC double glazed window to rear elevation, built in wardrobe, radiator.

Bedroom Three:-
12' 6" x 8' 5" (3.81m x 2.56m)
UPVC double glazed window to rear elevation, built in wardrobe, radiator.

Bedroom Four:-
11' 2" x 7' 3" (3.40m x 2.21m) maximum measurements
UPVC double glazed window to front elevation, fitted bedside table and matching over bed storage cupboards, radiator.

Bathroom:-
Obscured UPVC double glazed window to side elevation, inset spotlighting, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with mains shower over, ladder style radiator, extractor fan, tiled flooring.

Outside:-
There are driveways to both sides of the property providing ample off road parking. There are also two garages with remote controlled doors and pedestrian doors to the garden. The rear garden is laid to lawn with patio area, garden pod and pleasant flowerbeds. To the front there is a further garden laid to lawn with flowerbeds.





Tenure: Freehold

Council Tax Band: E

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

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£535,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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