

*** A delightful detached house situated in the popular Stubbington location. Ideally positioned close to the village centre, local amenities and well-regarded schools. The property has been thoughtfully extended to provide spacious accommodation. Featuring four bedrooms, a family bathroom and an additional shower room. There is an enclosed rear garden which is paved for ease of maintenance and off road parking to the front ***

Entrance Hallway

UPVC double glazed obscured window to front elevation, laminate flooring, coved ceiling, radiator, understairs storage cupboard.

Cloakroom

Low-level WC, wash hand basin, UPVC double glazed obscured window to front elevation, useful storage cupboard.

Lounge 18' 11" x 11' 8" (5.76m x 3.55m) max. measurements

Two UPVC double glazed windows to front elevation, laminate flooring, coved ceiling, two radiators, double opening doors leading to dining room.

Dining Room 16' 1" x 9' 2" (4.90m x 2.79m) irregular shape – max. measurements

Laminate flooring, coved ceiling, UPVC double glazed window and door providing access to rear garden, door leading to kitchen.

Kitchen/Breakfast Room 20' 11" x 8' 7" (6.37m x 2.61m)

Fitted with a range of matching base and eye-level units, rolled-edge work surfaces, breakfast bar, inset spotlighting, tiled flooring, housing cupboard for boiler, integrated double electric oven and hob, integrated fridge, radiator, UPVC double glazed window and door leading to conservatory, door leading to storeroom.

Storeroom 10' 1" x 7' 11" (3.07m x 2.41m)

The rear divided section of the garage, spotlighting.

Conservatory 13' 11" x 13' 1" (4.24m x 3.98m) max. measurements

Polycarbonate roof, UPVC double glazed windows, double opening doors leading to rear garden, tiled flooring.

First Floor Landing

UPVC double glazed window to side elevation, access to loft space, airing cupboard with shelving, further storage cupboard with shelving, doors leading to all four bedrooms, bathroom and shower room.

Bedroom One 11' 11" x 11' 9" (3.63m x 3.58m) max. measurements

UPVC double glazed windows to front and side elevations, radiator, built-in wardrobes.

Bedroom Two 12' 7" x 9' 4" (3.83m x 2.84m) plus door recess

UPVC double glazed window to side elevation, built-in wardrobes, radiator.

Bedroom Three 9' 9" x 8' 7" (2.97m x 2.61m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Four 9' 9" x 9' 2" (2.97m x 2.79m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 5" x 6' 2" (1.95m x 1.88m)

Low-level WC with concealed cistern, wash hand basin set within vanity unit, bath with electric shower over, ladder-style heated towel radiator, tiled flooring, part-tiled walls, UPVC double glazed obscured window to side elevation.

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m) max. measurements

Low-level WC with concealed cistern, wash hand basin set within vanity unit, shower cubicle with electric shower, UPVC double glazed obscured window to side elevation.

Outside

Enclosed rear garden, predominantly laid to paving for ease of maintenance, outside lighting, external water tap, bar area, shed, side access. To the front of the house there is off road parking.

Store 8' 3" x 7' 5" (2.51m x 2.26m)

Front part of divided garage, up and over door.

Agents Note

The current owners are installing new double glazing as part of the sale.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

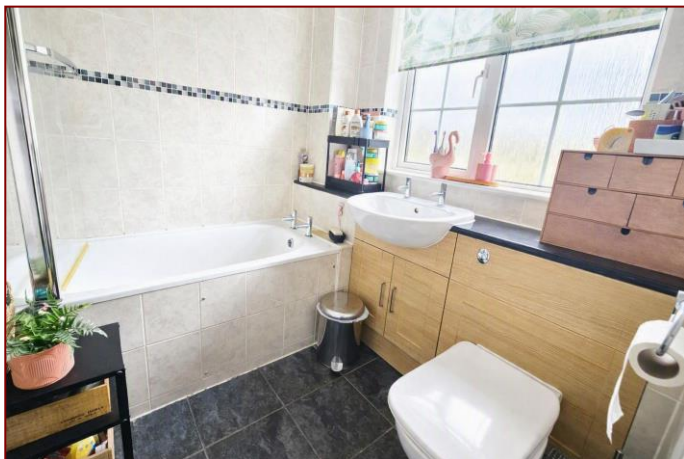
Gas Supply – Mains

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>





Tenure: Freehold

Council Tax Band: E

Awaiting EPC

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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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DRAFT DETAILS

£525,000
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