

Situated in a highly sought after road within Alverstone is this beautifully presented three/four bedroom detached house which has been updated and refurbished by the current owners. Stokes Bay seafront & Alverstone Village are close by along with the popular and attractive Stanley Park.

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

**Entrance Hall**

Flat ceiling, UPVC double glazed window to front elevation, stairs to first floor, under-stairs storage cupboard, industrial style radiator with bench over, underfloor heating, door to:

**Lounge 23' 0" x 11' 11" (7.01m x 3.63m)**

Flat and coved ceiling, UPVC double glazed window to front elevation, two UPVC double glazed windows to side elevation, UPVC double glazed bi-folding doors to rear garden, cast iron wood burner, industrial style radiator with bench over, further radiator, wooden glazed bi-folding doors to:

**Kitchen & Dining Room:- 22' 10" x 9' 10" (6.95m x 2.99m)**

**Dining Room**

Flat ceiling, UPVC double glazed window to rear elevation, radiator, space for table and chairs, opening to:

**Kitchen**

Flat ceiling with inset spotlighting, UPVC double glazed door and window to rear garden, modern fitted with a range of base cupboards and matching eye level units (Neff appliances), one and a half bowl single drainer sink unit with boiling hot mixer tap, integrated double electric oven, integrated induction hob with extractor hood over, glass splashback, integrated microwave, integrated dishwasher, American style fridge/ freezer to remain.

**Study 6' 8" x 8' 11" (2.03m x 2.72m)**

UPVC double glazed window to front elevation.

**Cloakroom 6' 5" x 2' 8" (1.95m x 0.81m)**

Flat and coved ceiling, obscured UPVC double glazed window to side elevation, low level WC with concealed cistern, wall hung single drainer sink unit with mixer tap, tiling to half wall.

**Family Room/Bedroom Four 10' 7" x 9' 11" (3.22m x 3.02m)**

UPVC double glazed window to front and side elevation., radiator, space and plumbing for washing machine, wall mounted Vaillant boiler.

**Landing**

UPVC double glazed window to front elevation on half landing, access to loft space, radiator.

**Bedroom One 14' 1" x 11' 10" (4.29m x 3.60m) Plus Wardrobe & Window**

Flat and coved ceiling, UPVC double glazed window to front elevation, two UPVC double glazed windows to side elevation, fitted with a range of built-in wardrobes, radiator.

**Bedroom Two 15' 9" x 12' 9" (4.80m x 3.88m) Maximum**

Flat ceiling, UPVC double glazed window to front and side elevation, radiator.

**Bedroom Three 15' 9" x 8' 3" (4.80m x 2.51m) Maximum**

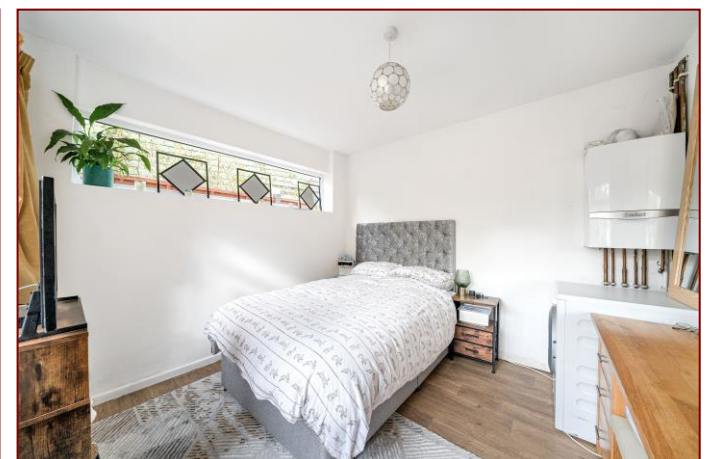
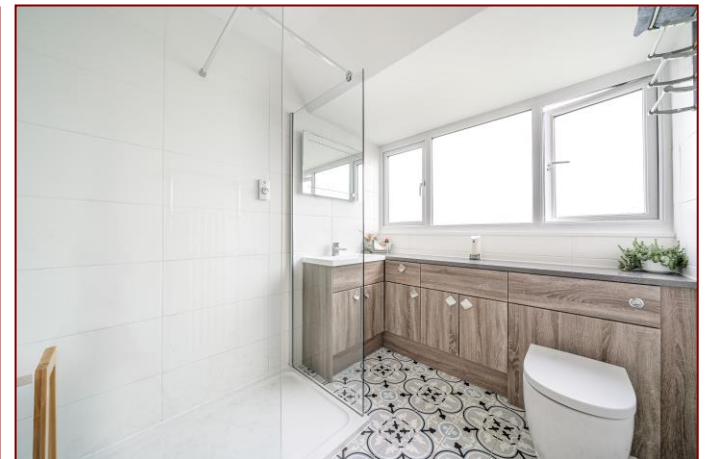
Flat ceiling, UPVC double glazed window to rear elevation, radiator.

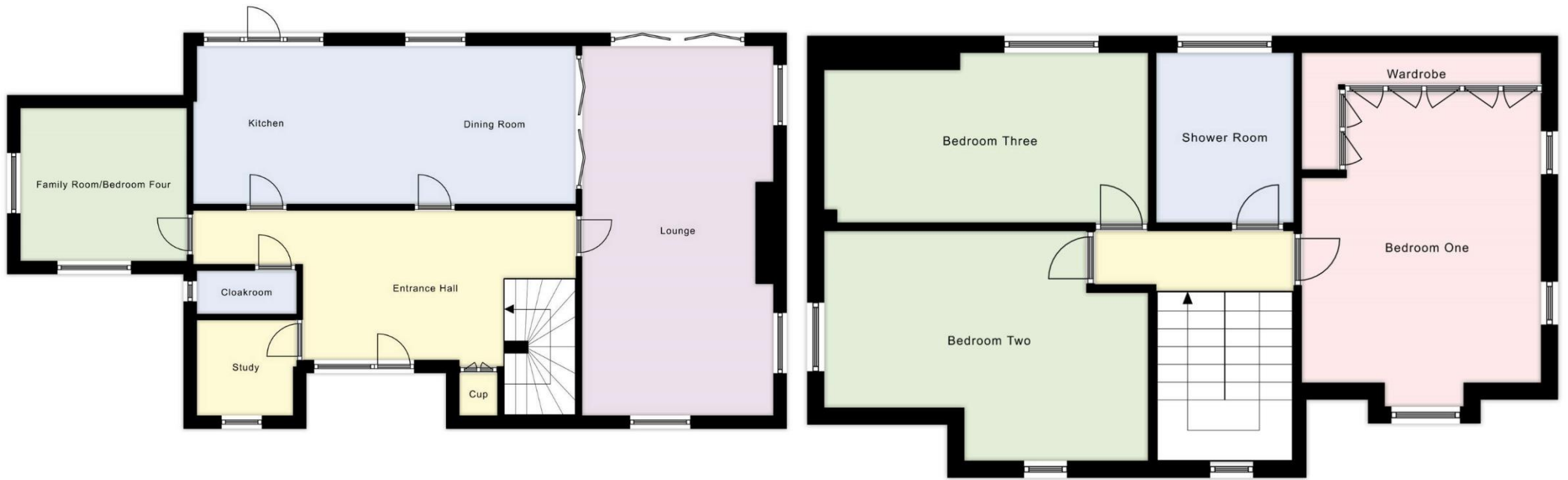
**Shower Room 8' 5" x 6' 7" (2.56m x 2.01m)**

Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, shower cubicle with Aqualisa mains shower and additional rainfall shower head, extractor fan, industrial ladder style radiator.

**Outside**

The rear garden is a delightful feature of the home, enclosed by panelled fencing, mainly laid to lawn with trees and shrubs to borders, artificial lawn area, patio areas, pond, shed to remain, hot tub to remain, outside water tap, power. To the front of the property is a sweeping driveway laid to shingle providing off road parking for numerous vehicles, lawned area with shrubs to front boarder.





Tenure: Freehold

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
39-54	E		
21-38	F		
1-20	G		

**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.



£699,995

15 Western Way, Alverstoke, Gosport, PO12 2NE

\*DRAFT DETAILS\*

Fenwicks – Gosport Office: 02392 529 889 www.fenwicks-estates.co.uk

**Fenwicks**

THE INDEPENDENT ESTATE AGENT