**A superbly appointed family home boasting a modern fitted kitchen, spacious reception rooms, driveway for two vehicles and enclosed rear garden with sizeable garage.**

**The Accommodation Comprises:-**
Obscured UPVC double glazed front door to:

**Entrance Hall:-**
Obscured UPVC double glazed window to front elevation, stairs to first floor, radiator, two under stairs storage cupboard, door to:

**Lounge:-** 13' 7'' to bay x 11' 2'' (4.14m x 3.40m)
UPVC double glazed bay window to front elevation, radiator, laminate flooring.

**Dining Room:-** 16' 2'' maximum x 10' 0'' (4.92m x 3.05m)
UPVC double glazed Patio doors and windows to rear garden, laminate flooring, radiator.

**Kitchen:-** 12' 9'' x 6' 8'' (3.88m x 2.03m) maximum measurements
UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden. A modern fitted kitchen with a range of base cupboards and eye level units, stainless steel one and a half bowl single drainer sink unit with mixer tap, worksurface over, integrated electric oven and gas hob with glass splashback, integrated fridge/ freezer and dishwasher, space and plumbing for washing machine.

**First Floor Landing:-**
Access to loft (which could be converted and used as a fourth bedroom or master suite subject to relevant permissions) with fixed ladder, light and two Velux windows.

**Bedroom One:-** 14' 9'' to bay x 10' 9'' (4.49m x 3.27m)
UPVC double glazed bay window to front elevation, radiator.

**Bedroom Two:-** 11' 9'' x 10' 10'' (3.58m x 3.30m)
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three:-** 7' 4'' x 5' 11'' (2.23m x 1.80m)
UPVC double glazed window to front elevation, radiator, laminate flooring.

**Bathroom:-** 6' 4'' x 5' 10'' (1.93m x 1.78m)
Obscured UPVC double glazed window to rear elevation, low level WC with wash hand basin and mixer tap set in vanity unit, panelled bath with mixer tap, electric shower over and shower screen, chrome ladder style radiator.

**Outside:-**
The rear garden is a delightful feature of the home, enclosed by panelled fencing and wall, mainly laid to lawn with patio area, decking area and pathway, shrubs and trees to borders, gate providing rear pedestrian access. Courtesy door to garage with power and light connected, electric door to rear service road. Outside toilet (which could be brought inside via a conservatory or extension, subject to relevant permissions). To the front of the property is a driveway laid to paving providing off road parking for two vehicles.

**General Information:-**
Construction - Traditional
Water Supply – Portsmouth Water
Sewerage - Mains
Electric Supply – Mains
Gas Supply - 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: C

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The Property Ombudsman



*DRAFT DETAILS*

£290,000

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