

Stunning family home situated in Hill Head and boasting a superb extended kitchen family room overlooking the rear garden.

The Accommodation Comprises:-

Composite front door to:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard.

Lounge:-

13' 10" x 11' 0" (4.21m x 3.35m)

UPVC double glazed window to front elevation, coving to ceiling, radiator.

Open Plan Kitchen/Dining/Family Room:-

19' 0" maximum x 10' 4" (5.79m x 3.15m)

Flat ceiling with inset spotlighting, two Velux windows, UPVC double glazed window to side elevation, UPVC double glazed window and sliding doors to rear garden, fitted with a range of base cupboards and matching eye level units, wood work surfaces, one and a half bowl composite sink unit with mixer tap, space for range-style oven, extractor hood over, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, three radiators, laminate flooring.

Bedroom Four:-

9' 5" x 6' 10" (2.87m x 2.08m)

Flat ceiling with inset spotlighting, Velux window, radiator.

Shower Room:-

7' 0" x 5' 7" (2.13m x 1.70m)

Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, shower unit with electric shower over, close coupled WC, pedestal wash hand basin, ladder-style radiator, tiled floor.

First Floor Landing:-

Access to loft space where the boiler is located, UPVC double glazed window to side elevation, storage cupboard.

Bedroom One:-

10' 11" to wardrobes x 9' 0" (3.32m x 2.74m)

UPVC double glazed window to front elevation, built in wardrobe, radiator.

Bedroom Two:-

9' 6" to wardrobe x 8' 7" (2.89m x 2.61m)

UPVC double glazed window to rear elevation, built in wardrobe, radiator.

Bedroom Three:-

7' 10" x 7' 7" (2.39m x 2.31m)

UPVC double glazed window to front elevation, radiator.

Bathroom:-

8' 1" x 5' 7" (2.46m x 1.70m)

Obscured UPVC double glazed window to rear elevation, panelled bath with mixer tap and shower connection off, tiled flooring, ladder-style radiator, close coupled WC, flat ceiling with inset spotlighting, pedestal wash hand basin.

Outside:-

The rear garden is mainly laid to lawn with patio area and mature shrubs and trees to borders. To the front of the property there is off-road parking, a garage with up-and-over door and garden, mainly laid to lawn with mature shrubs to borders.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

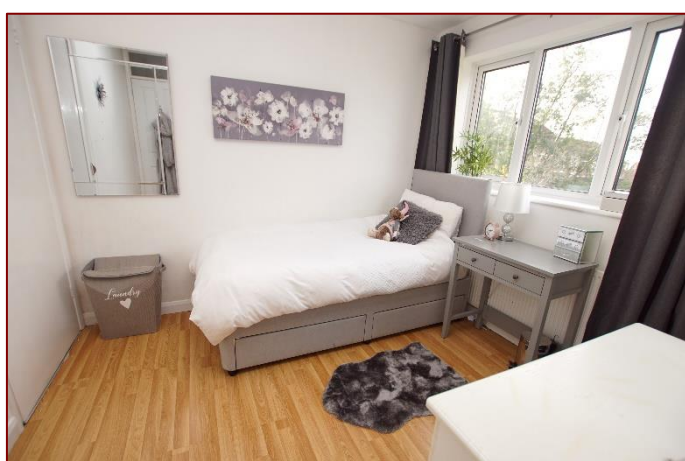
Gas Supply - Mains

Sewerage - Mains

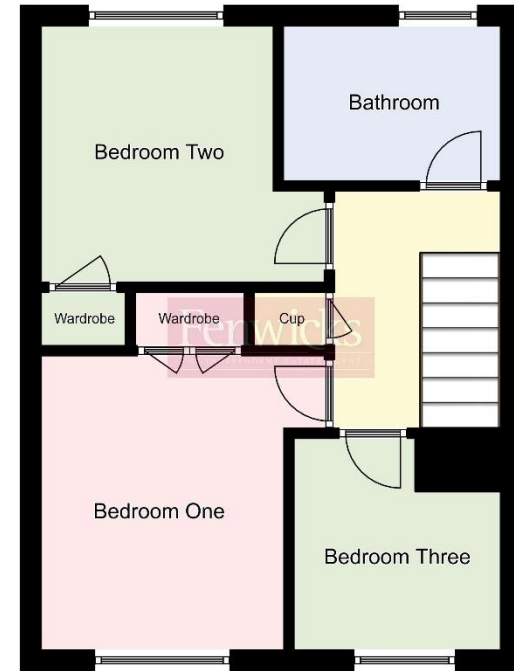
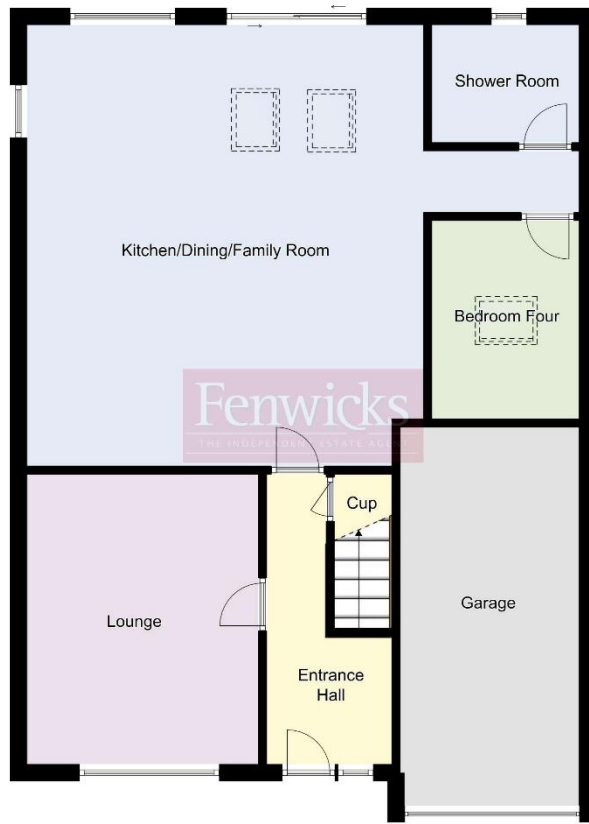
Mobile & Broadband coverage - Please check via:

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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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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Offers in Excess of £455,000
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DRAFT DETAILS

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