

This well presented and deceptively spacious four bedroom semi-detached property is situated in a popular cul-de-sac on Cherque Farm. The property benefits from extended living space, delightful enclosed rear garden, driveway and garage.

The Accommodation Comprises
Double glazed front door to;

Entrance Hall
Flat and coved ceiling, stairs to first floor, laminate flooring, radiator.

Cloakroom 6' 0" x 2' 9" (1.83m x 0.84m)
Flat ceiling, obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit with mixer tap, tiled splash back, consumer unit to wall, radiator.

Lounge 18' 3" maximum measurement x 12' 3" (5.56m x 3.73m)
Flat and coved ceiling, UPVC double glazed window to front elevation, radiator, feature fireplace with marble surround and hearth, electric fire inset, two radiators, under stairs storage cupboard.

Kitchen/Dining/Family Room 25' 9" x 11' 1" narrowing to 10' 0" (7.84m x 3.38m)
Flat and coved ceiling, part vaulted with Velux window, UPVC double glazed window to rear elevation, UPVC double glazed double opening doors and single door to conservatory, laminate flooring, radiator, kitchen area fitted with a range of base cupboard and matching eye level units, roll top work surface, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, recess and plumbing for washing machine, space for fridge/freezer, integrated electric oven, gas hob, extractor hood over, cupboard housing boiler, breakfast bar.

Conservatory 13' 4" x 9' 2" (4.06m x 2.79m)
Glass roof, UPVC double glazed windows and double opening doors to rear garden, laminate flooring.

First Floor Landing
Flat and coved ceiling, access to loft space, storage cupboard.

Bedroom One 13' 3" plus wardrobe and recess x 8' 4" (4.04m x 2.54m)
Flat and coved ceiling, twin UPVC double glazed windows to front elevation, radiator, built in wardrobes with hanging space and shelving, door to;

En-Suite 8' 7" x 3' 10" (2.61m x 1.17m)
Flat ceiling, extractor fan, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, light and shaver point.

Bedroom Two 19' 3" x 9' 1" (5.86m x 2.77m)
Flat ceiling, Velux window, UPVC double glazed window to front elevation, radiator.

Bedroom Three 11' 7" x 8' 8" (3.53m x 2.64m)
Flat and coved ceiling, UPVC double glazed window to rear elevation enjoying views over the Alver Valley and towards Spinnaker tower.

Bedroom Four 7' 11" x 6' 6" (2.41m x 1.98m)
Flat and coved ceiling, UPVC double glazed window to rear elevation enjoying views over the Alver Valley and towards Spinnaker tower, radiator.

Bathroom 7' 11" x 5' 1" (2.41m x 1.55m)
Flat ceiling with inset spotlighting, extractor fan, close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mixer tap and shower connection off, ladder style radiator, tiling to wall and floor.

Outside
To the front of the property is a block paved driveway providing off road parking and access to garage via remote controlled roller door, gravelled front garden for ease of maintenance. The rear garden includes lawned area laid to artificial grass, a fine array of flowers and shrubs to borders, patio seating area, further area to the left hand side of the garden currently laid to chipings and ideal play area for climbing frame, further patio seating area, integral garage with power and light connected.

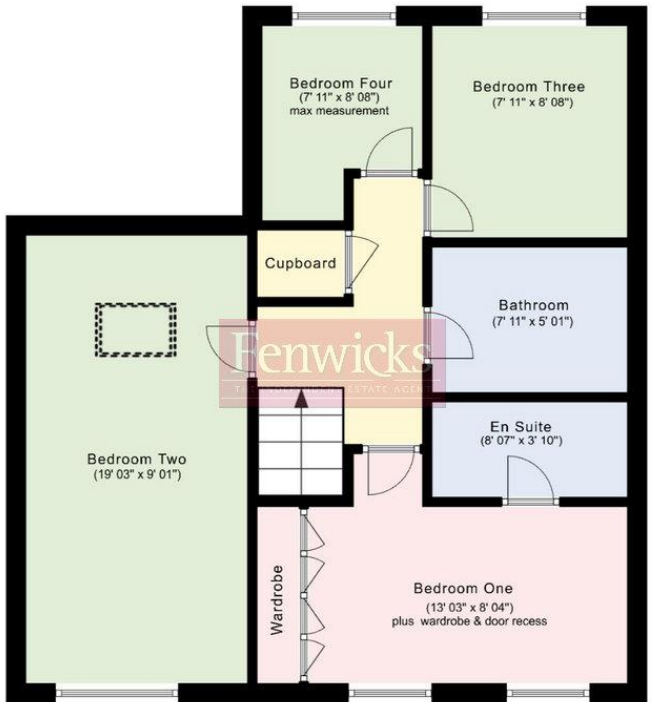
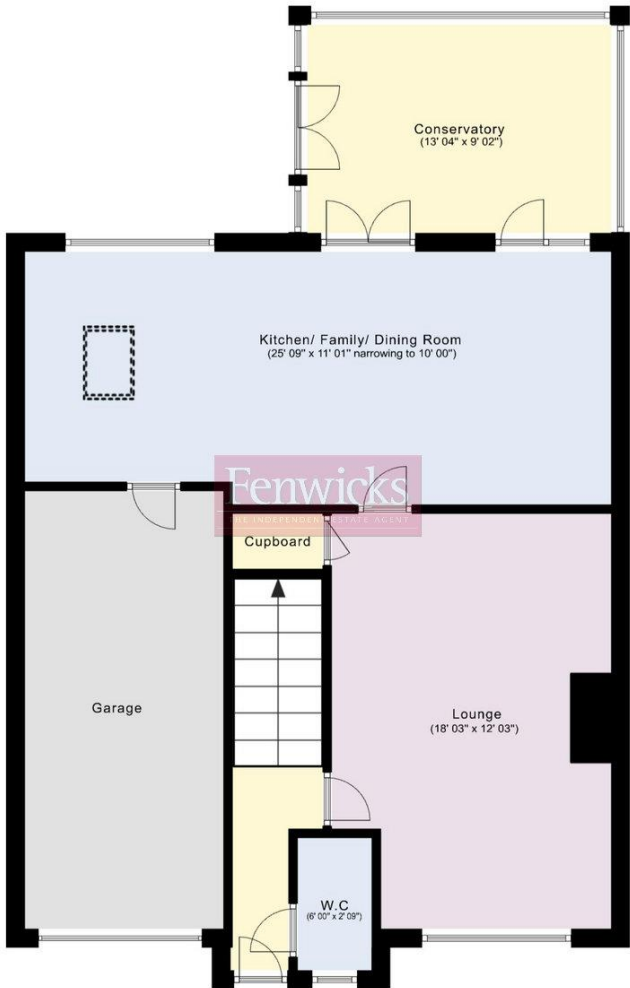
General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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

Tenure: Freehold

Council Tax Band: E



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DRAFT DETAILS

£435,000
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