Tucked away in a pleasant setting in Lee on the Solent, this modern three bedroom house offers well presented accommodation, including an open plan kitchen/dining room and an en-suite to the main bedroom. Enjoying a lovely outlook over mature trees and attractive grassed areas, the property combines contemporary living with a lovely setting.

The Accommodation Comprises:-
Double glazed front door to:

Entrance Hall:-
Flat ceiling, Amtico floor, stairs to first floor, thermostat control to wall, smoke alarm, radiator, storage cupboard.

Cloakroom:-
Flat ceiling, obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, ladder style radiator.

Lounge:- 15' 10'' x 9' 11'' (4.82m x 3.02m)
Flat ceiling, double aspect with UPVC double glazed windows to front and side elevations, modern electric fireplace, double opening doors to garden, radiator.

Kitchen/ Dining/ Family Room:- 16' 7'' x 15' 10'' (5.05m x 4.82m) maximum measurements
Flat ceiling, double aspect with UPVC double glazed windows to side and front elevations, fitted with a contemporary style of base cupboard and matching eye level unit, work surface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated oven, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge/freezer, door to rear of property, under stairs storage cupboard, radiator, electric hob, extractor hood over, cupboard housing boiler.

First Floor Landing:-
Flat ceiling, UPVC double glazed window to rear elevation, radiator.

Bedroom One:- 13' 1'' x 8' 9'' (3.98m x 2.66m) plus wardrobe and door recess
Flat ceiling, twin UPVC double glazed windows to front elevation, radiator, built in wardrobes, door to:

En Suite:- 6' 9'' x 4' 4'' (2.06m x 1.32m)
Flat ceiling, extractor fan, obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, tiling to half wall, double shower cubicle with mains shower, ladder style radiator.

Bedroom Two:- 9' 11'' x 9' 3'' (3.02m x 2.82m) plus wardrobe and door recess
Flat ceiling, twin UPVC double glazed windows to front elevation, built in wardrobes, storage cupboard.

Bedroom Three:- 6' 10'' x 6' 4'' (2.08m x 1.93m)
Flat ceiling, UPVC double glazed window to side elevation, radiator, wardrobe to remain.

Family Bathroom:- 6' 8'' x 5' 7'' (2.03m x 1.70m)
Flat ceiling, extractor fan, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, vanity unit, tiling to half wall, ladder style radiator, panelled bath with mixer tap, shower connection off.

Outside:-
The rear garden is enclosed by panelled fencing, mainly laid to lawn with patio and decking areas, gate providing access to front.
To the front is flower beds and a shingled area, driveway and garage.

Agents Note:-
The property benefits from solar panels, there is also a service charge of approx £160.00 per annum

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







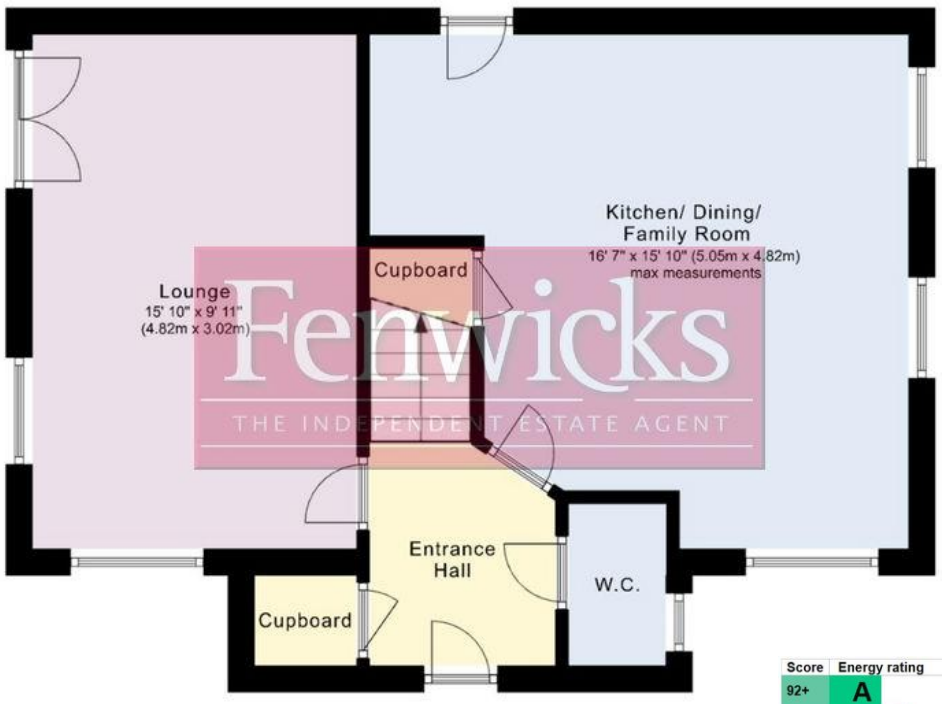


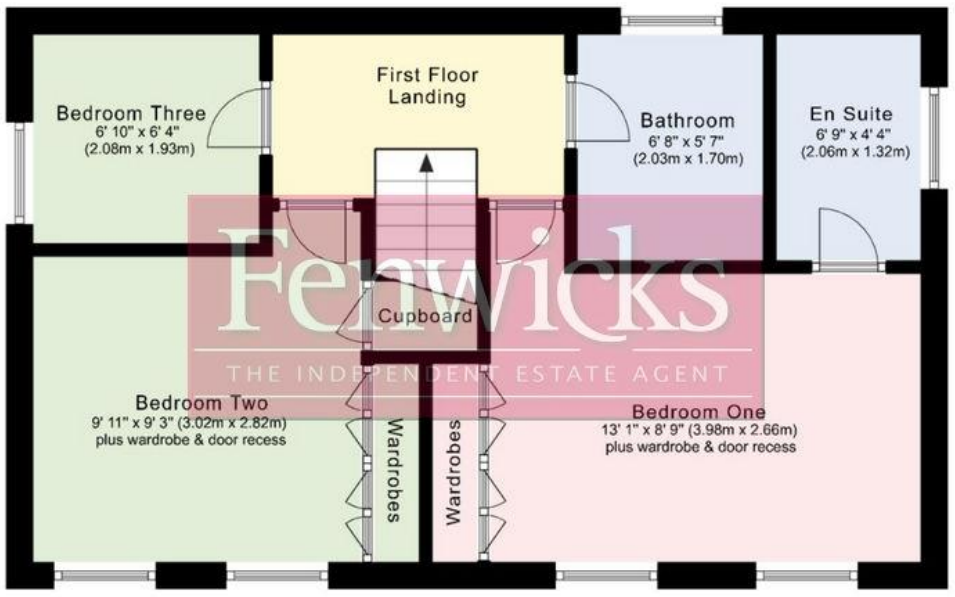


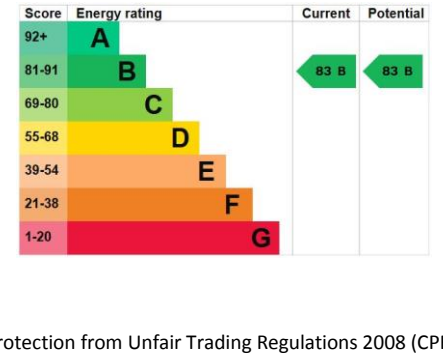




Fenwicks
THE INDEPENDENT ESTATE AGENT







Tenure: Freehold

Council Tax Band: D

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The Property Ombudsman



DRAFT DETAILS

£445,000

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