

£575,000

Shearwater Avenue, Portchester, PO16 8YE



- Four Double Bedrooms (en-suite shower room)
- Downstairs Cloakroom/WC
- Lounge, Dining Room & Separate Study
- Fitted Kitchen & Breakfast Room
- Utility Area
- First Floor Family Bathroom
- Double Glazed Windows & Gas Central Heating
- Off Street Parking & 16' x 16' Double Garage/Workshop
- Generous West Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

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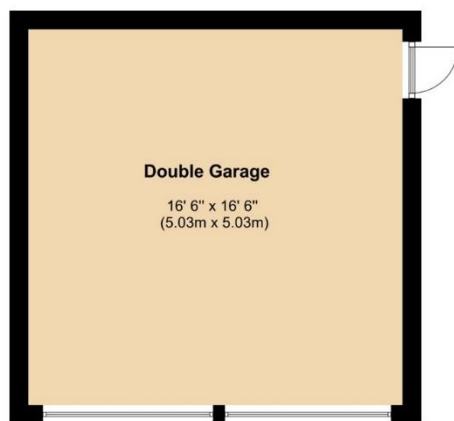
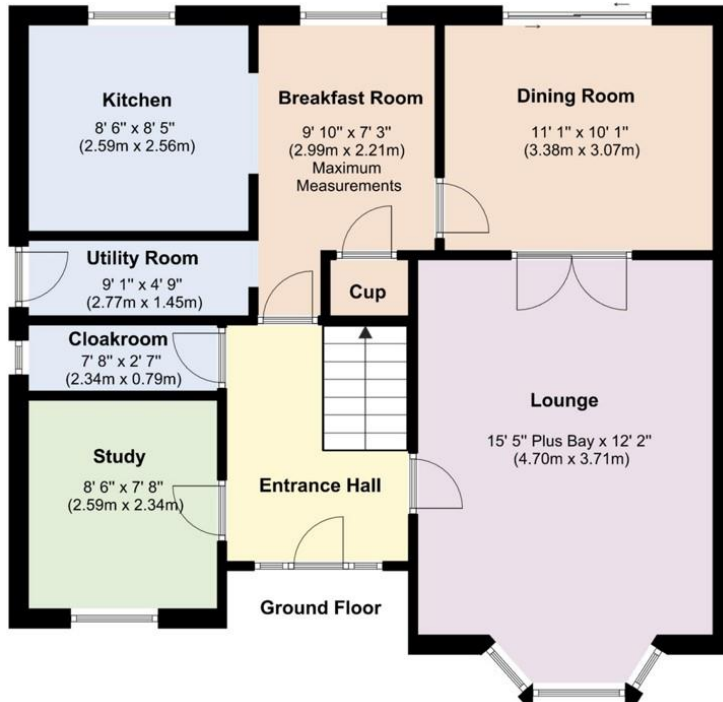
Property Reference: P2965

Council Tax Band: F

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		

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Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

Covered entrance with outside light, part double glazed composite front door with matching side panels to:

Entrance Hallway:-

Stairs leading to the first floor, radiator, coving to textured ceiling. Doors to:



Downstairs Cloakroom/WC:- 7' 8" x 2' 7" (2.34m x 0.79m)

Opaque UPVC double glazed window to the side elevation, coloured suite comprising close coupled WC, wall mounted wash hand basin with tiled splash back, radiator and coving to textured ceiling.



Lounge:-

15' 5" Plus Bay x 12' 2" (4.70m x 3.71m)

UPVC double glazed bay window to the front elevation, two radiators, feature fireplace with marble inset and hearth, wooden surround and

fire inset, TV aerial point, coving to textured ceiling. Glazed double doors to:



Dining Room:-

11' 1" x 10' 1" (3.38m x 3.07m)

UPVC double glazed sliding patio door overlooking and accessing the West facing rear garden, radiator, space for a table and chairs, coving to textured ceiling. Door to:

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Breakfast Room:-

9' 10" x 7' 3" (2.99m x 2.21m) Maximum Measurements

A further UPVC double glazed window overlooking the West facing rear garden, radiator, built in storage cupboard, space for an additional table and chairs if required, coving to textured ceiling. Archways leading to:



Kitchen:-

8' 6" x 8' 5" (2.59m x 2.56m)

UPVC double glazed window to the rear elevation overlooking the West facing rear garden. The kitchen is fitted with a matching range of base, eye and larder style storage cupboards, roll top worksurfaces, one and half bowl single drainer sink unit inset with a mixer tap and part tiled walls, space for cooker with concealed extractor over, plumbing for dishwasher, space for under counter fridge or freezer and coving to textured ceiling.



Utility Room:-

9' 1" x 4' 9" (2.77m x 1.45m)

A further range of matching storage units, roll top worksurfaces, single bowl single drainer sink unit inset with mixer tap and part tiled walls, radiator, plumbing for washing machine, coving to textured ceiling and UPVC part double glazed door leading to the driveway.



Study:-

8' 6" x 7' 8" (2.59m x 2.34m)

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

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First Floor Landing:-

Built-in airing cupboard, radiator, coving to textured with access to the loft via a fitted ladder and doors to:

Bedroom One:-

12' 5" x 12' 1" (3.78m x 3.68m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, built in wardrobes, coving to textured ceiling. Door to:



En-Suite Shower Room:-

6' 9" x 2' 8" (2.06m x 0.81m) Maximum Measurements

Opaque UPVC double glazed window to the front elevation, coloured suite comprising tiled shower cubicle with Mira shower, WC with concealed cistern and shelf above, wash hand basin with mixer tap and vanity storage below, part tiled walls, shaver socket and textured ceiling with extractor.



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Bedroom Two:-

11' 9" x 10' 4" (3.58m x 3.15m) Plus Wardrobes

UPVC double glazed window the front elevation, radiators, built in wardrobes and coving to textured ceiling.



Bedroom Four:-

11' 6" x 9' 6" (3.50m x 2.89m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator and coving to textured ceiling.



Family Bathroom:-

7' 5" x 6' 2" (2.26m x 1.88m)

Opaque UPVC double glazed window to the rear elevation, coloured suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity storage below, WC with concealed cistern and shelf above, radiator, part tiled walls, shaver socket and textured ceiling with extractor.



Bedroom Three:-

10' 0" x 9' 9" (3.05m x 2.97m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator and coving to textured ceiling.

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Outside:-

16' 6" x 16' 6" (5.03m x 5.03m)

The front garden is laid to lawn with a mature hedge. There is off street parking for potentially four vehicles leading to the brick built double garage/workshop measuring approximately 16' x 16' with double up/over doors, power connected, gas central heating boiler and side courtesy door to the garden.



A wrought iron gate and side pedestrian access then leads to the generous enclosed West facing rear garden which is mainly laid to lawn with a patio area for entertaining purposes, water tap, mature shrubs and established trees.



Rear Garden:-

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