

Beautifully presented two bedroom, extended bungalow situated in a requested location within Stubbington. The property benefits from two bathrooms, low maintenance rear garden and 37ft carport.

The Accommodation Comprises

Composite glazed front door to:

Entrance Porch

Inset spotlighting, UPVC double glazed obscured windows, tiled flooring, coat hooks, cupboard housing electric meter and consumer unit.

Lounge/Dining Room 23' 6" x 13' 10" (7.16m x 4.21m) maximum measurements

Part-vaulted ceiling with beams, UPVC double glazed window to front elevation, two radiators, UPVC double glazed window and sliding door to:

Conservatory 16' 6" x 9' 6" (5.03m x 2.89m) maximum measurements

Glass roof, UPVC double glazed windows and door to rear garden.

Kitchen/Breakfast Room 15' 0" x 9' 0" (4.57m x 2.74m)

Coved ceiling, inset spotlighting, UPVC double glazed window to front elevation, UPVC double glazed window and side door to carport, fitted with a range of base cupboards and matching eye level units, work surface over, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven, gas hob with extractor fan over, space for fridge freezer, recess and plumbing for dishwasher, space for table and chairs, radiator.

Inner Hall

Radiator, coved ceiling, storage cupboard, access to loft space which is boarded with pulldown ladder and light, and houses Valiant combination boiler.

Bedroom One 12' 3" x 11' 1" (3.73m x 3.38m) plus door recess

UPVC double glazed window to rear elevation, radiator, range of built-in wardrobes incorporating bedside units and over bed storage, built-in wardrobes with sliding doors, door to:

En Suite 9' 0" x 3' 3" (2.74m x 0.99m)

Close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle with mains shower.

Bedroom Two 9' 2" x 8' 0" (2.79m x 2.44m)

UPVC double glazed window to side elevation, coved ceiling, radiator, built-in wardrobe.

Bathroom 7' 8" x 6' 0" (2.34m x 1.83m) maximum measurements

Obscured UPVC double glazed window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mixer tap and mains shower over.

Outside

The rear garden is enclosed by wooden panelled fencing, mainly laid out paving and shingle for ease of maintenance with hedging and shrubs to borders, wooden workshop with power and light connected. Rear gate providing pedestrian access, 37ft carport to the side with cupboard inset to property housing space and plumbing for washing machine, double opening gates to driveway. To the front of the property there is a block paved driveway providing off-road parking and further shrubs to borders.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply – Mains

Sewerage – Mains

obile & 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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Council Tax Band: D

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£379,995
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DRAFT DETAILS

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