

**Exceptional extended family home with four double bedrooms, superb open plan kitchen/dining/family room and utility room.**

**The Accommodation Comprises**

Double glazed front door into:

**Entrance Hall**

Wooden flooring, coved ceiling, radiator and stairs to first floor.

**Cloakroom**

Close coupled W.C, wash hand basin inset vanity unit, radiator, tiled flooring.

**Kitchen/Dining/Family Room**

Extended with part vaulted ceiling, Velux windows and inset spot lighting, fitted with a range of base cupboards and matching eye level units, solid wood work surface, one and a half bowl single drainer sink unit with mixer tap, two integrated electric ovens, five ring gas hob with extractor hood over, integrated microwave, fitted wine cooler, dishwasher, three pull out larder cupboards, two integrated fridge/freezer, breakfast bar, tiled flooring, underfloor heating, cupboard housing boiler, skirting lighting and UPVC double glazed door to rear garden.

**Family Dining Area**

Velux window and inset spot lighting, UPVC double glazed double patio doors to garden and solid wood flooring, opening to:

**Lounge**

Coved ceiling, built in surround sound, two radiators and solid wood flooring.

**Dining Room/Study/Second Lounge**

UPVC double glazed bay window to front elevation, radiator, under stairs storage cupboard.

**Utility Room**

UPVC double glazed window to side elevation, base cupboard units with recess, plumbing for washing machine and space for tumble dryer, door to garage/store.

**First Floor Landing**

Coved ceiling, cupboard housing heating system, stairs to second floor.

**Bedroom Two**

Coved ceiling, UPVC double glazed window to rear elevation, built in double wardrobe, radiator, door to:

**En Suite**

Close coupled W.C, pedestal wash hand basin, shower cubicle with mains shower, radiator, tiled flooring.

**Bedroom Three**

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

**Bedroom Four**

Coved ceiling, UPVC double glazed bay window to front elevation, radiator.

**Bathroom**

Obscured UPVC double glazed window to rear elevation, close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap, separate shower cubicle with mains shower.

**Second Floor Landing**

**Bedroom One**

Spotlighting inset, two Velux windows to front elevation, UPVC double glazed window to rear elevation, radiator and access to eaves storage.

**Dressing Room**

Built in hanging rails and shelving and drawer units.

**Shower Room**

Spotlighting inset, obscured UPVC double glazed window to rear elevation, close coupled WC, double shower cubicle with mains shower, wash hand basin inset vanity unit, cupboards and drawer units, extractor fan, ladder style radiator, tiled flooring and walls.

**Outside**

The rear garden is enclosed by wood panel fencing, laid mainly to paving with artificial grass area, outside lighting and side pedestrian access. To the front of the property is a block paved driveway for parking leading to the garage with an up and over door.

**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>



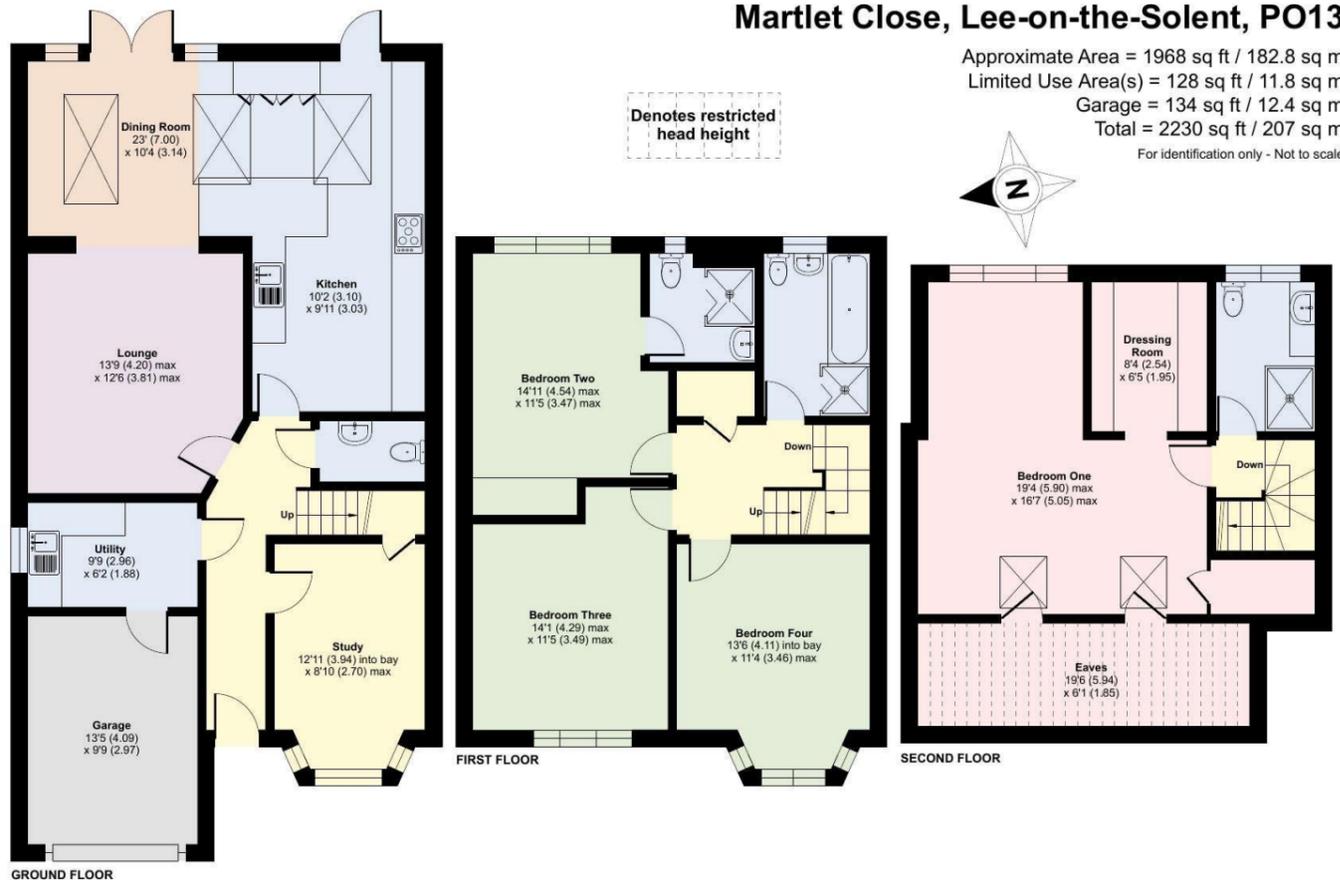
# Martlet Close, Lee-on-the-Solent, PO13

Approximate Area = 1968 sq ft / 182.8 sq m  
 Limited Use Area(s) = 128 sq ft / 11.8 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 2230 sq ft / 207 sq m  
 For identification only - Not to scale



Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: F

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1384943

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£550,000

Martlet Close, Lee-On-The-Solent, PO13 8FP

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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