

A spacious and well-kept modern family home benefitting from no onward chain. The property briefly comprises three double Bedrooms with En-suite to Master, Study, spacious Lounge/Diner, downstairs Cloakroom, Family Bathroom, private enclosed rear garden, and a driveway providing ample off-road parking.

**\* A must-view to truly appreciate \***

**The Accommodation Comprises:**  
UPVC double glazed door into:

**Entrance Hall**

Flat and covered ceiling, thermostat control to wall, radiator, stairs to First Floor landing, under-stairs storage cupboard.

**Study 6' 0" x 6' 11" (1.83m x 2.11m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, alarm panel to wall, radiator.

**Cloakroom**

Flat and covered ceiling, obscured UPVC double glazed window to side elevation, low level WC, wash hand basin with mixer tap, extractor fan, radiator.

**Lounge/Diner 14' 7" x 22' 9" (4.44m x 6.93m)**

Flat and covered ceiling, UPVC double glazed window to side and rear elevations, UPVC double glazed sliding doors to rear elevation, two radiators, space for table and chairs.

**Kitchen/Breakfast Room 11' 8" x 10' 7" (3.55m x 3.22m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, obscured UPVC double glazed door to side elevation, fitted with a range of base cupboards and matching eye level units with under-counter spotlights, integrated washing machine, tumble dryer, slimline dishwasher, fridge/freezer, oven and grill, gas hob with extractor hood over, lino flooring, cupboard housing combination boiler.

**First Floor Landing**

Flat and covered ceiling, obscured UPVC double glazed window, access to loft via hatch, cupboard housing water tank and shelving.

**Bedroom One 9' 10" x 17' 4" (2.99m x 5.28m) max**

Flat and covered ceiling, two UPVC double glazed windows to rear elevation, dressing area with fitted wardrobes, radiator, door into:

**En-Suite**

Flat and covered ceiling, obscured UPVC double glazed window to rear elevation, shower cubicle with shower above, chrome ladder-style radiator to wall, wash hand basin with mixer taps, low level WC.

**Bedroom Two 8' 11" x 12' 5" (2.72m x 3.78m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, built-in wardrobes, radiator.

**Bedroom Three 8' 4" x 9' 11" (2.54m x 3.02m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, built-in wardrobes, radiator.

**Family Bathroom**

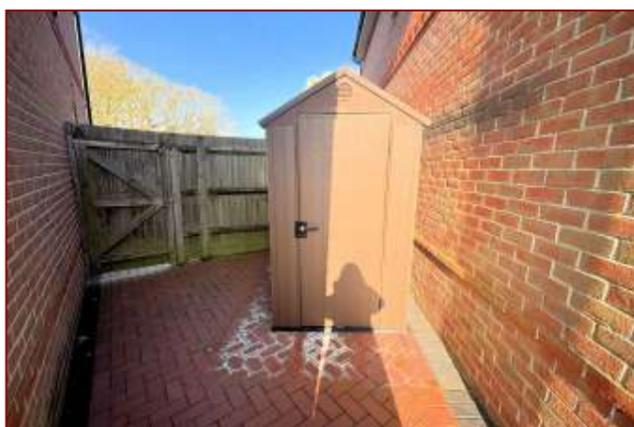
Flat and covered ceiling, obscured UPVC double glazed window to side elevation, bath with shower above, wash hand basin with mixer tap, low level WC, chrome ladder-style radiator to wall.

**Outside**

At the front of the property is a block paved driveway providing ample off-road parking. The low maintenance rear garden is a delightful feature of the property with access to both sides via pedestrian gates, enclosed by panelled fencing, block paved patio, mainly slate gravelled with path and mature shrubs.

**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](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: D





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\*DRAFT DETAILS\*

£425,000  
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