

A TRULY STUNNING FAMILY home having been much improved and loved by the current owners, briefly comprising a beautiful open plan kitchen/dining/family room, utility room & downstairs WC, lounge, low maintenance landscaped rear garden with workshop & store room, three well-proportioned bedrooms, modern shower room, driveway providing off-road parking. A must view to truly appreciate.

**The Accommodation Comprises**

Newly fitted composite front door into:

**Entrance Porch**

UPVC double glazed windows to front & side elevations, LVT flooring, door into:

**Entrance Hall**

Stairs to first floor landing, vertical anthracite radiator, UPVC double glazed window to side elevation, door into:

**Lounge** 12' 11" plus bay x 12' 7" (3.93m x 3.83m) maximum measurements

UPVC double glazed bay window to front elevation, radiator.

**Kitchen/Dining/Family Room** 24' 10" x 18' 11" (7.56m x 5.76m) maximum measurements

A stunning Wren kitchen briefly comprising a range of base cupboards and matching eye level units, integrated double oven, grill, microwave, fridge/freezer, composite sink with mixer tap, LVT flooring with under floor heating, two vertical anthracite radiators, UPVC double glazed bifold doors to rear garden, USB and flash power sockets, induction hob, extractor hood with colour changing lights, two Velux windows, door into:

**Utility Room** 6' 6" x 4' 7" (1.98m x 1.40m)

Continuation of LVT flooring, Velux window, a range of base cupboards and matching eye level units, space and plumbing for washing machine and tumble dryer, vertical anthracite radiator, door into:

**Cloakroom** 4' 11" x 4' 7" (1.50m x 1.40m)

Low level WC, wash hand basin, obscured UPVC double glazed window to rear elevation, continuation of LVT flooring.

**First Floor Landing**

Obscured UPVC double glazed window to side elevation.

**Bedroom One** 12' 11" x 10' 11" (3.93m x 3.32m)

Two UPVC double glazed windows to front door elevation, radiator, built-in wardrobe with sliding doors.

**Bedroom Two** 11' 0" x 10' 11" (3.35m x 3.32m)

UPVC double glazed window to rear elevation, built-in cupboards, radiator.

**Bedroom Three** 9' 6" x 7' 7" (2.89m x 2.31m) maximum measurements

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

**Shower Room** 7' 9" x 5' 8" (2.36m x 1.73m)

Obscured UPVC double glazed window to side elevation, double shower cubicle with glass screen and shower above, low level WC, wash hand basin, tiling to walls and floor, airing cupboard.

**Outside**

To the front there is a driveway providing an ample amount of off-road parking, side gate that leads to rear garden. The rear garden is a delightful feature of the property, low maintenance, laid to patio and path with artificial lawn area, pergola/ seating area, raised sleepers for flowers and plants, electric points, water butt, tap, garden room which is split into two sections with light, power, WIFI and insulation.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

Sewerage: 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: B

EPC: TBA







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