Stunning family home situated in Hill Head and boasting a superb extended kitchen family room overlooking the rear garden.

## The Accommodation Comprises:-

Composite front door to:

#### **Entrance Hall:-**

Stairs to first floor, under stairs storage cupboard.

#### Lounge:-

13' 10" x 11' 0" (4.21m x 3.35m)

UPVC double glazed window to front elevation, coving to ceiling,

# Open Plan Kitchen/Dining/Family Room:-

19' 0" maximum x 10' 4" (5.79m x 3.15m)

Flat ceiling with inset spotlighting, two Velux windows, UPVC double glazed window to side elevation, UPVC double glazed window and sliding doors to rear garden, fitted with a range of base cupboards and matching eye level units, wood work surfaces, one and a half bowl composite sink unit with mixer tap, space for range-style oven, extractor hood over, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, three radiators, laminate flooring.

#### **Bedroom Four:-**

9' 5" x 6' 10" (2.87m x 2.08m)

Flat ceiling with inset spotlighting, Velux window, radiator.

## **Shower Room:-**

7' 0" x 5' 7" (2.13m x 1.70m)

Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, shower unit with electric shower over, close coupled WC, pedestal wash hand basin, ladder-style radiator, tiled floor.

## First Floor Landing:-

Access to loft space where the boiler is located, UPVC double glazed window to side elevation, storage cupboard.

## **Bedroom One:-**

10' 11" to wardrobes x 9' 0" (3.32m x 2.74m)

UPVC double glazed window to front elevation, built in wardrobe, radiator.

#### **Bedroom Two:-**

9' 6" to wardrobe x 8' 7" (2.89m x 2.61m)

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

# **Bedroom Three:-**

7' 10" x 7' 7" (2.39m x 2.31m)

UPVC double glazed window to front elevation, radiator.

# Bathroom:-

8' 1" x 5' 7" (2.46m x 1.70m)

Obscured UPVC double glazed window to rear elevation, panelled bath with mixer tap and shower connection off, tiled flooring, ladder-style radiator, close coupled WC, flat ceiling with inset spotlighting, pedestal wash hand basin.

The rear garden is mainly laid to lawn with patio area and mature shrubs and trees to borders. To the front of the property there is offroad parking, a garage with up-and-over door and garden, mainly laid to lawn with mature shrubs to borders.

# **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













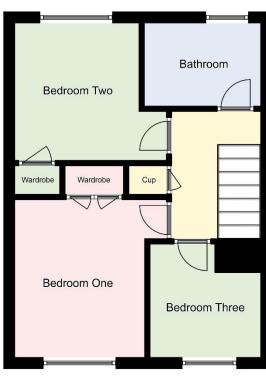


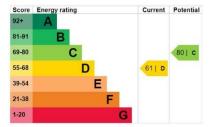












Tenure: Freehold

Council Tax Band: D

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