

**Situated on the popular Cherque Farm development is this beautifully presented semi-detached three bedroom home. Positioned in a cul de sac, the property benefits from an enclosed rear garden, driveway and garage.**

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

UPVC double glazed window to side elevation, radiator, stairs to first floor, door to:

**Cloakroom**

Close coupled WC, pedestal wash hand basin, obscured window to front elevation.

**Lounge 18' 4" x 12' 2" (5.58m x 3.71m)**

UPVC double glazed window to front elevation, solid wood flooring, door to under stairs storage cupboard, fireplace with electric fire inset, marble hearth and wooden surround.

**Dining Room 11' 1" x 8' 8" (3.38m x 2.64m)**

Radiator, UPVC double glazed double opening doors to rear garden, laminate flooring.

**Kitchen 11' 2" x 7' 1" (3.40m x 2.16m)**

Fitted with a range of base cupboards and matching eye level units, roll top work surface, one and a half bowl stainless steel unit, tiled surround, recess and plumbing for washing machine and dishwasher, integrated electric oven, gas hob with extractor hood over, space for fridge/freezer, UPVC double glazed window to rear elevation, double glazed door to rear garden, cupboard housing boiler.

**Landing**

Access to loft space with ladder, light and some boarding, airing cupboard housing hot water tank and shelving.

**Bedroom One 13' 4" x 8' 4" (4.06m x 2.54m) Plus Wardrobe**

UPVC double glazed window to front elevation, built in wardrobe, radiator, inset spotlighting, door to:

**En Suite**

Close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, radiator.

**Bedroom Two 11' 7" x 8' 7" (3.53m x 2.61m)**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Three 9' 11" x 6' 6" (3.02m x 1.98m)**

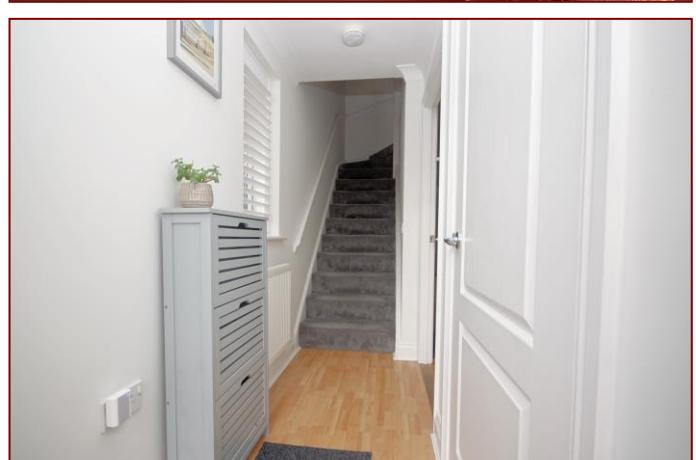
UPVC double glazed window to rear elevation, radiator, laminate flooring.

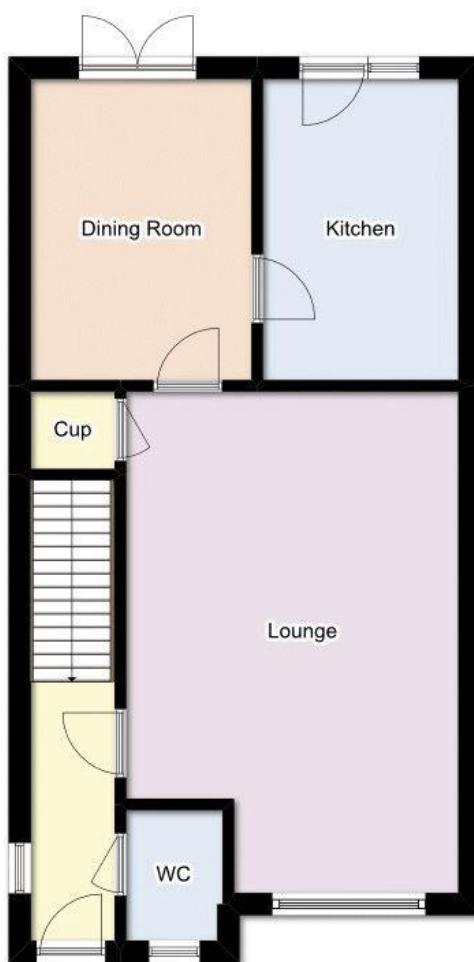
**Bathroom 7' 10" x 5' 1" (2.39m x 1.55m)**

Close coupled W.C, pedestal wash hand basin panel, bath with mixer tap and mains shower over, tiled flooring, ladder style heated towel rail, extractor fan.

**Outside**

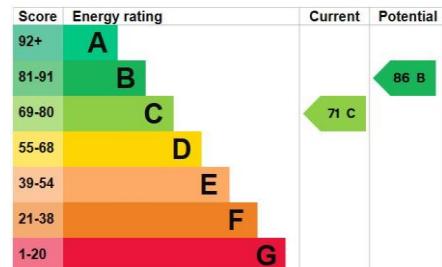
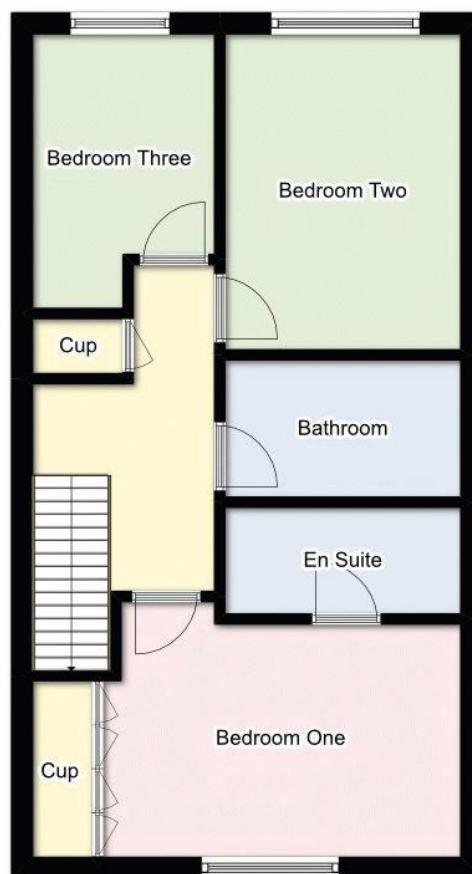
The rear garden is enclosed by wood panelled fencing and mainly laid to lawn with patio area and flower borders. The front of the property benefits from off road parking, garage and side pedestrian access to the rear garden.





Tenure: Freehold

Council Tax Band: D



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£379,995

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

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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