

A superbly presented three bedroom detached house situated in a sought after cul de sac within Lee on the Solent. The property benefits from a modern kitchen, two bathrooms and delightful sun room which overlooks the well kept garden.

The Accommodation Comprises
Composite glazed front door to:-

Entrance Porch

Coved ceiling, radiator, door to:-

Lounge/Diner 27' 8" x 10' 10" (8.43m x 3.30m) narrowing to 9' 4" (2.84m)

UPVC double glazed half bay window to front elevation, stairs to first floor, gas fireplace with attractive surround, two radiators, coved ceiling, UPVC double glazed window to rear elevation, door to:-

Kitchen 11' 4" x 9' 7" (3.45m x 2.92m)

Coved ceiling, UPVC double glazed window and door to sun room. Fitted with a modern range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer, stainless steel sink unit, integrated dishwasher and washing machine, space for under counter fridge, space for oven, under stairs storage cupboard, radiator.

Sun Room 11' 10" x 7' 9" (3.60m x 2.36m)

Vaulted ceiling with inset spotlighting, UPVC double glazed windows and door out to rear garden, radiator.

Inner Hallway

Coat hooks, coved ceiling, door to:-

Cloakroom 3' 10" x 3' 3" (1.17m x 0.99m)

Close coupled WC, wash hand basin set in vanity unit, extractor fan.

First Floor Landing

Access to loft space, UPVC double glazed window to side elevation, radiator, built-in storage cupboard.

Bedroom One 11' 7" x 8' 4" (3.53m x 2.54m) plus wardrobes

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

En Suite 8' 0" x 4' 11" (2.44m x 1.50m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, corner shower cubicle with mains shower and additional rainfall shower head, ladder style radiator.

Bedroom Two 9' 8" x 8' 3" (2.94m x 2.51m)

UPVC double glazed window to front elevation, radiator, over bed storage, coved ceiling.

Bedroom Three 9' 8" x 8' 3" (2.94m x 2.51m)

UPVC double glazed window to front elevation, radiator, fitted wardrobe and over bed storage, coved ceiling.

Family Bathroom 8' 1" x 5' 4" (2.46m x 1.62m)

Obscured UPVC double glazed window to rear elevation, close coupled W.C, wash hand basin set in vanity unit, double shower cubicle with mains shower. heated towel rail.

Outside

To the front of the property there is a driveway providing off-road parking and hedging. The rear garden is beautifully maintained, enclosed by wood panelled fencing, patio area, side pedestrian access, further raised area which is laid to shingle with delightful flowers and shrubs, outside water tap.

Store 12' 6" x 8' 1" (3.81m x 2.46m)

Remote-control roller door, light, wall mounted consume unit.

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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DRAFT DETAILS

£425,000
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