

Superbly presented five bedroom detached property situated on the popular Cherque Farm development at Lee on the Solent. The property benefits from a re-fitted kitchen/dining room, double detached garage and ample off road parking.

The Accommodation Comprises:-
Double glazed front door to:

Entrance Hall:-
Flat and coved ceiling, radiator, under stairs storage cupboard, cloaks cupboard, thermostat control to wall.

Cloakroom:-
Flat and coved ceiling, extractor fan, close coupled WC, pedestal wash hand basin, radiator.

Lounge:- 21' 2" x 11' 5" (6.45m x 3.48m) plus bay window
Flat ceiling, double aspect with UPVC double glazed windows to side and front elevations, further bay window to side elevation, coved ceiling,, three radiators, modern electric fireplace.

Kitchen/Dining Room:-
Flat and coved ceiling, UPVC double glazed windows to front and side elevation, Bi-folding doors to the garden. Superbly re-fitted with a range of modern base cupboards and matching eye level units, pull out larder cupboard, granite worktops, sink unit with mixer tap, induction hob, extractor hood over, integrated double electric oven and combination microwave, integrated dishwasher, integrated fridge/freezer, space for table and chairs, laminate flooring, opening to:

Utility Area:- 6' 9" x 6' 5" (2.06m x 1.95m)
Flat and coved ceilings, matching units to kitchen, further sink unit with mixer tap, cupboard housing boiler (replaced 2025), recess and plumbing for washing machine, door to rear of the property.

First Floor Landing:-
Flat and coved ceiling, stairs to second floor, cupboard housing hot water tank.

Bedroom One:- 15' 4" x 12' 5" (4.67m x 3.78m)
Flat ceiling, UPVC double glazed windows to front and side elevations, mirror fronted wardrobe to remain, radiator, door to

En Suite:- 10' 11" x 5' 6" (3.32m x 1.68m)
Flat ceiling, extractor fan, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower connection off, tiled walls, wall mounted heater, ladder style radiator, double shower cubicle with mains shower

Bedroom Two:- 12' 1" x 11' 7" (3.68m x 3.53m)
Flat ceiling, double aspect with UPVC double glazed windows to front and side elevations, radiator.

Bedroom Four:- 8' 9" x 8' 0" (2.66m x 2.44m)
Flat ceiling, UPVC double glazed window to side elevation, built-in storage cupboard, radiator.

Family Bathroom:- 7' 6" x 4' 6" (2.28m x 1.37m)
Flat ceiling, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, tiling to wall, ladder style radiator, wall mounted heater, extractor fan.

Half Landing:-
UPVC double glazed window to front elevation, radiator.

Second Floor Landing:-
Flat and sloped ceiling, access to loft space, Velux window with fitted blinds to rear, thermostat control to wall, storage cupboard, radiator.

Bedroom Three:- 11' 7" x 10' 1" (3.53m x 3.07m)
Flat and partly sloped ceiling, UPVC double glazed window to front elevation, Velux window to rear with fitted blind, access to eave storage, radiator.

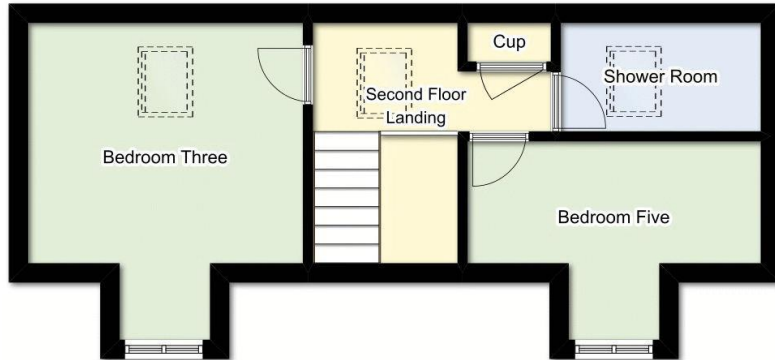
Bedroom Five:- 12' 5" x 5' 2" (3.78m x 1.57m)
Flat and partly sloped ceiling, UPVC double glazed window to front elevation, radiator, access to eave storage.

Shower Room:- 8' 5" x 4' 7" (2.56m x 1.40m)
Flat and partly sloped ceiling, Velux window with fitted blinds to rear, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, ladder style radiator.

Outside:-
The garden is enclosed by brick wall and fencing, laid to artificial grass with natural stone patio and path leading to rear part of the garden, raised flower borders, rear pedestrian access, double garage with twin remote-control roller doors and courtesy door to garden. The driveway provides off-road parking for numerous vehicles. The front and side gardens have been landscaped to include shingle and slate borders, shrubs and bushes.

Agents Note:-
Windows and front door replaced in 2024.
New boiler fitted November 2025.





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: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£615,000

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DRAFT DETAILS

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