

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£475,000

HATHERLEY CRESCENT, PORTCHESTER, PO16 9TN



- Four Bedrooms
- Generous Entrance Hallway
- Fitted Kitchen/Breakfast Room & Utility
- Lounge/Dining Room (with study area)
- Modern First Floor Bathroom & Ground Floor Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Integral Garage/Workshop
- Enclosed Rear Garden With Detached Office/Studio Outbuilding

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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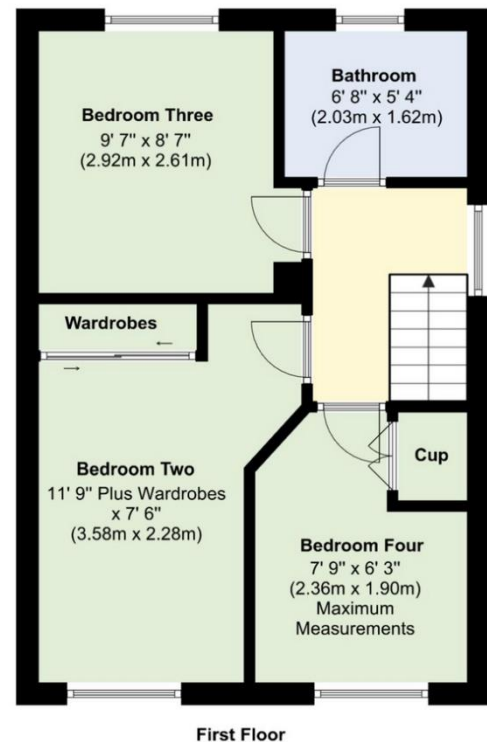
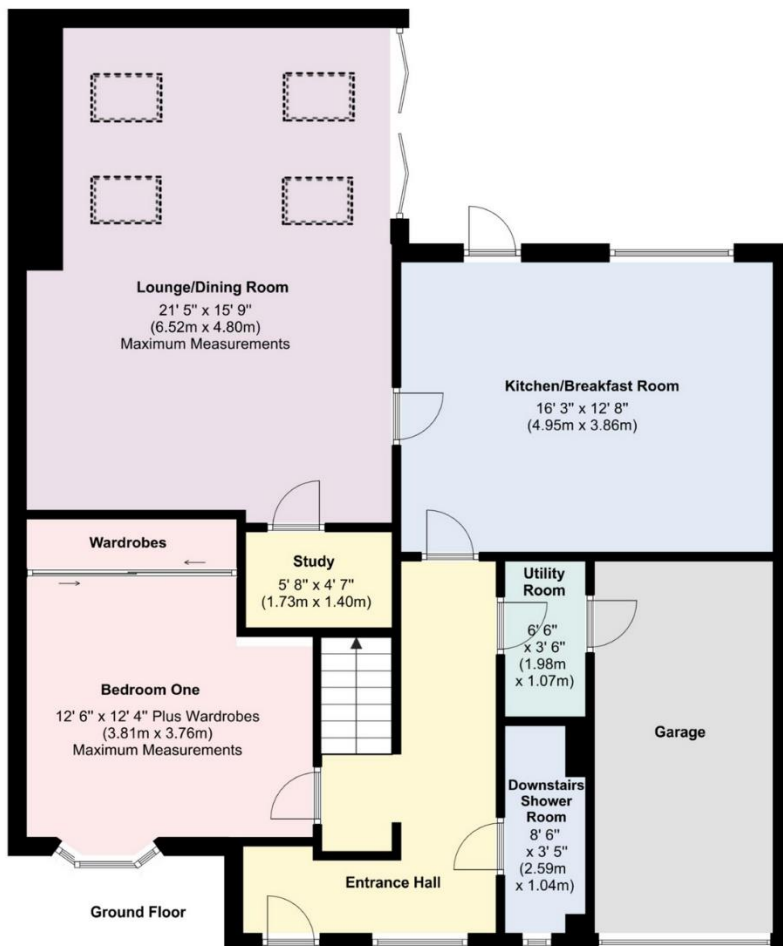


Property Reference: P2870

Council Tax Band: C



Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

Part double glazed composite front door leading to:

Entrance Hall:-

A generous 'meet and greet hallway' with UPVC double glazed window to the front elevation with fitted shutter blinds, contemporary radiator, tiled flooring, stairs leading to the first floor, built in storage cupboards, flat ceiling with spotlights inset. Doors to:



Kitchen/Breakfast Room:-

16' 3" x 12' 8" (4.95m x 3.86m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a range of matching base and eye level soft close units, roll top work surfaces incorporating a breakfast bar with matching upstands, one and a half bowl single drainer sink unit inset with a mixer tap, built in oven and grill, hob above with splashback and extractor canopy, integrated dishwasher, space for an American style fridge/freezer, radiator, wall mounted gas central heating boiler, engineered wooden flooring, coving to flat ceiling with spotlights inset, UPVC part double glazed door leading to the garden. Further internal door to:



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Lounge/Diner:-

21' 5" x 15' 9" (6.52m x 4.80m) Maximum Measurements

A light and airy room with double glazed bi-folding doors overlooking and accessing the garden, TV aerial point, tiled flooring two contemporary radiators, dining area space for a table and chairs, flat vaulted ceiling with four double glazed Velux windows allowing additional light,. Internal door to an office/study area with power connected and flat/sloping ceiling with spotlights inset.



Utility Room:-

6' 6" x 3' 6" (1.98m x 1.07m)

Fitted worktop and shelving, space and plumbing for washing machine and tumble dryer continuation of tiled flooring, flat ceiling with spotlights inset, extractor. Integral door to the garage/workshop.

Bedroom One:-

12' 6" x 12' 4" Plus Wardrobes (3.81m x 3.76m) Maximum Measurements

UPVC double glazed bay window to the front elevation with fitted shutter blinds, contemporary radiator, built in wardrobes, fitted display shelving and flat ceiling with spotlights inset.



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Downstairs Shower Room:- 8' 6" x 3' 5" (2.59m x 1.04m)

Opaque UPVC double glazed window to the front elevation, white suite comprising shower cubicle, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlights inset and extractor fan.



First Floor Landing:-

UPVC double glazed window to the side elevation, built in storage cupboard, flat ceiling with access to loft. Doors to:



Bedroom Two:- 11' 9" Plus Wardrobes x 7' 6" (3.58m x 2.28m)

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator, built in wardrobes and flat ceiling with spotlights inset.



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Bedroom Three:-

9' 7" x 8' 7" (2.92m x 2.61m)

UPVC double glazed window to the rear elevation, radiator and flat ceiling with spotlights inset.



Outside:-

To the front of the property there is off street parking available and an integral garage/workshop with up/over door, power connected a courtesy door to the utility room. The front garden is laid to lawn with shingle to borders.

Bedroom Four:-

7' 9" x 6' 3" (2.36m x 1.90m) Maximum Measurements

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator, built in storage cupboard and flat ceiling with spotlights inset.



Family Bathroom:-

6' 8" x 5' 4" (2.03m x 1.62m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising P shaped panelled bath with mixed tap, shower and screen, WC with concealed cistern and shelf above, wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel rail, flat ceiling with spotlights inset and extractor.

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Rear Garden:-

A wooden gate and side pedestrian access leads to the enclosed rear garden with patio areas for entertaining purposes, water tap and outside power sockets, lawn area and a detached office/studio outbuilding with bi-folding doors.



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