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Sales and Lettings

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Asking Price £400,000  
Freehold



This immaculate and extended four-bedroom family home is ideally situated within easy walking distance of Stubbington Village and its local amenities. The property has been lovingly owned by the current vendors for over 40 years. The accommodation comprises an entrance hall leading through to a lounge/dining area, which flows into the conservatory overlooking the garden, a modern, kitchen/dining room. To the first floor, the property offers four bedrooms, a family bathroom and an en-suite shower room. Externally there is a low-maintenance, westerly-facing rear garden leading to a garage and off-road parking located to the rear of the property. Call Chambers today to organise an internal viewing 01329 665700.



### Entrance Hallway

Accessed via a UPVC fern door adjacent to glazed panel, wood flooring, stairs to first floor landing, door to lounge and to kitchen/breakfast room, smooth skinned coved ceiling, radiator.

### Lounge

22'10" x 13'9" (6.97 x 4.2)

Double glazed window to front elevation, feature fireplace with electric fitted fire, French doors to conservatory, radiator, smooth skinned coved ceiling, door to kitchen, radiator.

### Kitchen/Diner

19'0" x 17'1" narr to 17'1" (5.80 x 5.23 narr to 5.21)

Double glazed window to front elevation, two windows and UPVC door to rear garden, fitted with a comprehensive range of wall and base cupboard/drawer units with Granite work surfaces over, inset sink with mixer tap, integrated appliances including a 'Neff' eye level oven and combination microwave, 'Neff' Induction hob, integrated dishwasher and washing machine, wood flooring, space for dining table and chairs, inset spotlights to smooth skinned ceiling, radiator.

### Conservatory

Constructed of UPVC double glazed elevation under a Victorian style roof, single door to rear garden, radiator.

### First Floor Landing

Access to partly boarded loft via void with fitted light and ladder, further loft hatch, radiator, access to airing cupboard housing combination boiler, doors to all rooms.

### Master Bedroom

10'1" x 8'2" (3.09 x 2.50)

Double glazed window to front elevation, smooth skinned coved ceiling, radiator.

### Family Bathroom

Fitted with a white suite comprising of a panel bath with mixer taps and shower over, large vanity sink unit, concealed WC, chrome

heated towel rail, underfloor heating, smooth skinned coved ceiling with inset spotlights, shaver point.

### Bedroom Two

11'3" x 10'2" (3.45 x 3.11)

Double glazed window to rear elevation, smooth skinned coved ceiling, radiator, door to:

### Ensuite

Fitted with a white suite comprising of a walk in shower cubicle with shower over, inset vanity sink unit with storage cupboards beneath, underfloor heating, marble tiled flooring, chrome heated towel rail, inset potlights to smooth skinned ceiling.

### Bedroom Three

11'3" x 9'10" (3.45 x 3.00)

Double glazed window to front elevation, smooth skinned coved ceiling, radiator.

### Bedroom Four

8'4" x 6'10" (2.55 x 2.10)

Double glazed window to front elevation, built in bespoke solid wood single high rise bed and single wardrobe, radiator.

### Rear Garden

Area immediately behind house laid to block paving, main area laid to lawn with shrub borders, further area laid to timber decking, enclosed by brick walling and fencing, outside tap. The garden offers a favourable South Westerly aspect.

### Single Garage and Driveway

Situated at the rear of the garden adjacent to the driveway, with up and over door power and light.

