



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stubbington

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Offers Over £675,000
Freehold



Entrance Porch

Tiled flooring. Open to:

Entrance Hallway

Skimmed ceiling, radiator. Doors to:

Lounge

15'11" x 11'7" (4.87 x 3.54)

Skimmed ceiling, window to side elevation, feature full height window to front elevation, parquet style flooring, radiator.

Kitchen

15'10" x 8'6" nar 5'7" (4.83 x 2.60 nar 1.71)

Skimmed ceiling, window to side elevation, door to conservatory, recently re-fitted range of modern wall and base units with work surface over inset 1 1/2 bowl sink with mixer taps, integrated washing machine, fridge/freezer and dishwasher, built in oven and hob, boiler concealed behind cupboard door, feature vertical radiator.

Conservatory

12'7" x 9'1" (3.85 x 2.77)

Constructed from PVCu double glazed elevations under a poly carbonate roof, doors to rear garden.

Bedroom 2

15'11" x 10'5" (4.86 x 3.20)

Skimmed ceiling, windows to front and rear elevations, radiator.

Bedroom 3

11'5" x 9'8" (3.50 x 2.97)

Skimmed ceiling, window to rear elevation, radiator.

Family Bathroom

6'0" x 5'10" min (1.85 x 1.80 min)

Skimmed ceiling, extractor fan, floor to ceiling tiling, recently re-fitted suite comprising bath tub with central mixer and independent shower over, W.C, wash hand basin, heated towel rail.

First Floor Landing

Skimmed ceiling, window to rear garden, Velux style window. Doors to:

Bedroom 1

12'11" nar 9'1"x 12'5" (3.96 nar 2.77x 3.80)

Skimmed skillen ceiling, window to front and rear elevations, alcove area for wardrobe, radiator.

Bedroom 4/Home Office

12'0" max x 10'9" (3.68 max x 3.29)

Skimmed skillen ceiling, feature glazed gable end, Velux style window.

Potential Shower Room

9'11" x 4'5" (3.04 x 1.35)

Skimmed skillen ceiling, Velux style window.

Outside

Driveway

A large driveway area offering off road parking for several cars with vehicular access gates leading to detached garage.

Agents Note: We understand that the vendor has obtained planning permission for a double detached garage.

Detached Garage

24'5" x 11'11" (7.45 x 3.65)

Up and over door, power and light, personal door to garden.

Rear Garden

A fully enclosed much larger than average private and mature rear garden with orchard area to the far end, laid mainly to an extensive lawn with further patio area.

Planning Permission

The current owners have obtained planning permission for a sizeable ground floor rear extension and detached double to the front of the plot. Plans are available on request.

Property Information

Traditional construction under a tiled roof, with some flat roofing over dormers.

All mains services connected.

Council tax band D

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,Three,O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Driveway and garage.

