

## £317,000

Westland Drive, Lee-On-The-Solent, PO13 8GH

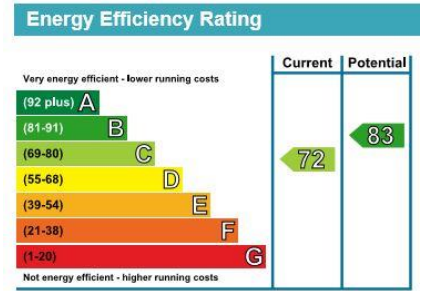


- Three Bedrooms
- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Conservatory
- En Suite to Master
- Shower Room
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Situated in a Cul-De-Sac Location

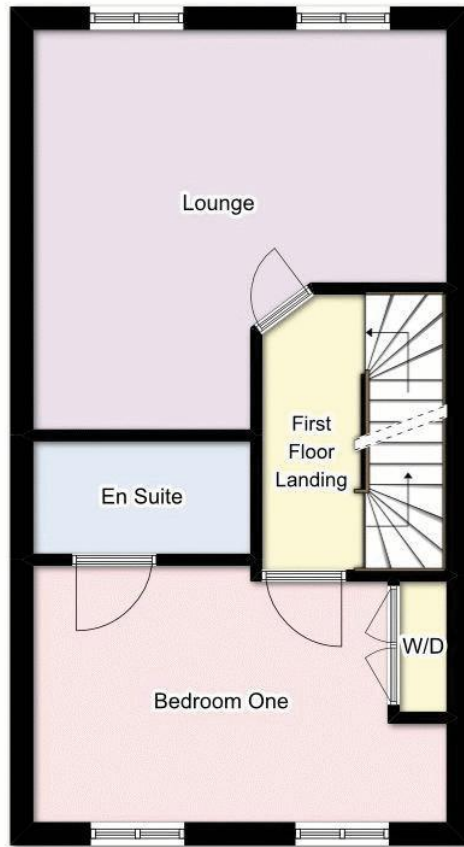
Property Reference : L2070

Council Tax Band: D

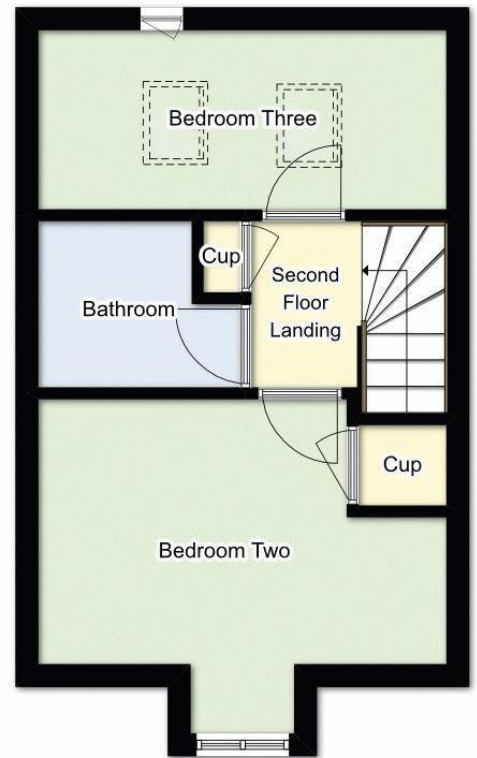
Floor Plans ( For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor



Second Floor

## The Accommodation Comprises: -

Glazed front door to:

### Entrance Hall: -

Flat ceiling, tile flooring, radiator, stairs to first-floor, thermostat control to wall and storage cupboard.

### Cloakroom: -

Flat ceiling, extractor fan, obscured UPVC double glazed window to front elevation, close coupled WC pedestal wash hand basin with mixer tap, tiled splashback, radiator, extractor fan consumer units to wall.

### Bedroom Four/Study: -

9' 0" x 7' 8" (2.74m x 2.34m)

Flat and coved ceiling, UPVC double glazed window to front elevation, radiator, tiled flooring.

### Open Plan Kitchen/Dining Room: -

18' 2" x 14' 6" narrowing to 11'10" (5.53m x 4.42m)

Flat ceiling, fitted with range of base cupboard matching eyelevel units, roll top work surfaces, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated electric oven and gas hob with extractor hood over, recess and plumbing for dishwasher and washing machine, space for fridge/freezer, space for table and chairs, tiled flooring, under stairs storage cupboard, two radiators, opening to:



### Conservatory: -

15' 7" x 12' 0" (4.75m x 3.65m)

UPVC double glazed windows and double opening doors to rear garden, fan light, continuation of tiled flooring, fitted with blinds, electric wall mounted heater.



### First Floor Landing: -

Flat ceiling, radiator and stairs to second floor.

### Lounge: -

14' 6" x 14' 2" maximum measurements (4.42m x 4.31m)

(Currently used as a bedroom) flat and coved ceiling, twin UPVC double glazed windows to rear elevation and two radiators.



### Bedroom One: -

14' 5' maximum' x 9' 0" (4.39m x 2.74m)

Twin UPVC double glazed window to front elevation, two radiators, built-in wardrobes, fitted dressing table, door to:



### En Suite: -

Flat ceiling, extractor fan, close coupled WC pedestal wash hand basin, ladder style radiator, double shower cubicle with mains shower.

### Second Floor Landing: -

Flat ceiling, access to loft space and cupboard housing boiler.

### Bedroom Two: -

14' 6" maximum x 9' 1" plus window recess (4.42m x 2.77m)

Flat ceiling, UPVC double glazed window to front elevation, radiator, cupboard housing heating system.



### Bedroom Three: -

14' 7" x 6' 7" (4.44m x 2.01m)

Flat and sloped ceiling, twin velux windows to rear elevation with fitted blinds, access to eaves storage.

### Shower Room: -

7' 5" x 5' 10" (2.26m x 1.78m)

Re-fitted with close coupled WC wash hand basin, set in vanity unit with mixer tap over, shower cubicle with mains shower, rain water room shower head and an additional handheld attachment, ladder style radiator.



### Outside: -

The rear garden is enclosed and laid to decking. The property benefits from two allocated parking spaces close by.



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