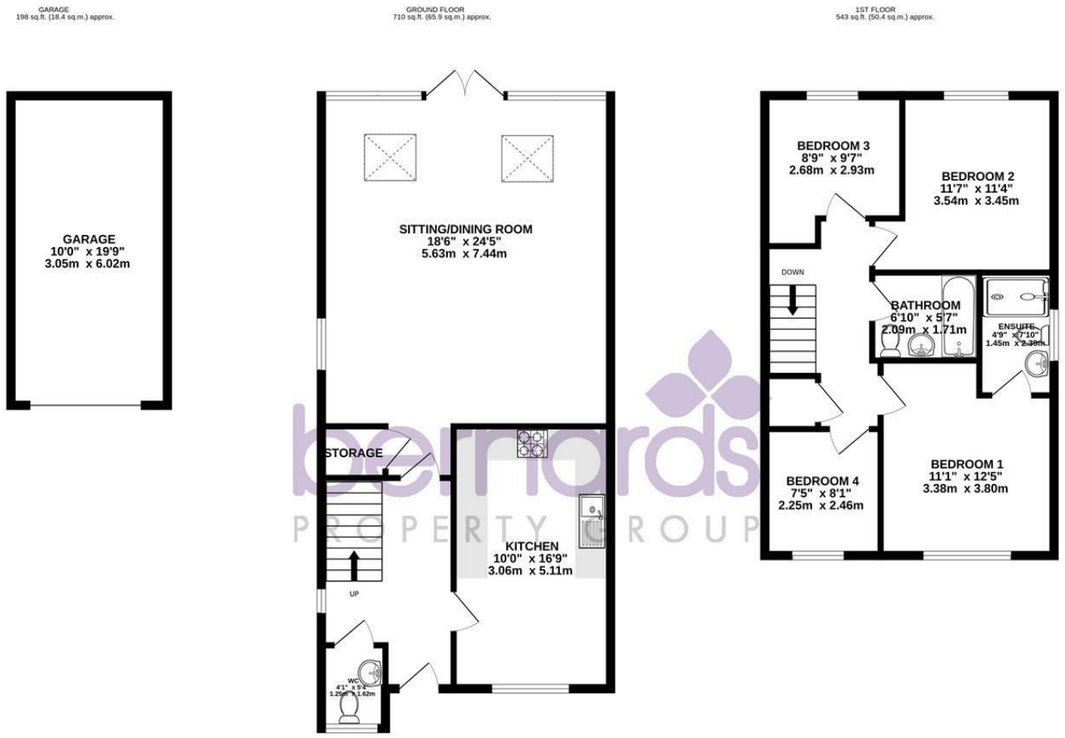
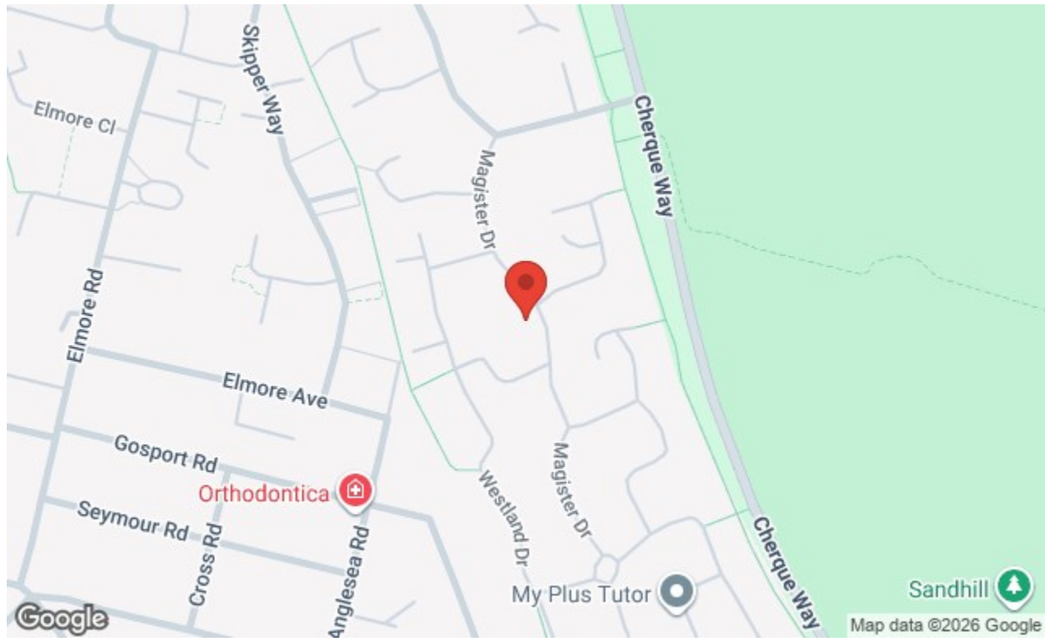


TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Asking Price £525,000

Magister Drive, Lee-On-The-Solent PO13 8GE

bernards THE ESTATE AGENTS



4 2 1

HIGHLIGHTS

- Four-bedroom detached home
- Popular family-friendly location
- Driveway for three vehicles
- Detached garage with power and light
- Large rear garden
- 24ft open-plan living space
- Skylights and patio doors
- Spacious kitchen/breakfast room
- En-suite and family bathroom
- Move-in-ready throughout

Situated within the popular Cherque Farm, this beautifully presented four-bedroom detached family home occupies an enviable position set back from the road. Benefitting from a driveway providing parking for three vehicles, a single garage with light and power, and a larger-than-average rear garden for this style of property, the home offers an excellent balance of space, practicality and modern family living.

The area is particularly popular with families thanks to its peaceful surroundings, nearby schools, open green spaces and convenient access to Lee-on-the-Solent's seafront, shops, cafés and amenities.

The accommodation is well arranged and ready for immediate occupation. A welcoming entrance hall provides access to a downstairs cloakroom and a spacious kitchen/breakfast room positioned at the front of the property, offering plenty of storage and worktop space.

To the rear is the real heart of the home, an impressive open-plan sitting and dining room extending to over 24ft in length. Skylights and patio doors flood the room with natural light, creating a superb space for both everyday family life and entertaining.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, while the fourth bedroom would equally suit use as a nursery, dressing room or home office.

Outside, the rear garden is a standout feature and considerably larger than many others found within the development. Predominantly laid to lawn with mature planting and a patio seating area, it provides a fantastic outdoor space for children to play, summer entertaining or simply relaxing in privacy.

Presented in excellent condition throughout and requiring little to no work, this is a genuine move-in-ready family home offering spacious accommodation, a large garden, garage and ample parking in one of Lee-on-the-Solent's most sought-after areas.

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PROPERTY INFORMATION

Freehold
Council Tax Band -

AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.









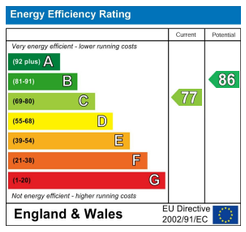












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