



**£549,995**  
**9 Magister Drive**  
Lee-on-the-Solent, PO13 8GE



## PROPERTY SUMMARY

This four/five bedroom family home is situated on the ever popular Magister Drive which is only moments away from Lee-On-The-Solent Beach and Alver Valley Country Park. In our opinion this property is beautifully presented throughout and benefits from a spacious and light entrance hallway, four reception rooms, one of which could be used as a fifth bedroom, a kitchen/utility room with side access and a downstairs WC. The first floor has lots to offer with four double bedrooms, a family bathroom with a separate bath and shower and an en-suite to the master bedroom. Other benefits include a landscaped private rear garden, a driveway for multiple vehicles and a garage with an electric roller door and a pitched roof with extra storage. We believe this property really does need to be viewed to appreciate all the great features. Please do call our office today to secure your viewing.

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#### **HALLWAY**

**LOUNGE** 17' 09" x 15' 08" (5.41m x 4.78m)

**DINING ROOM** 11' 03" x 10' 01" (3.43m x 3.07m)

**CONSERVATORY** 12' 09" x 12' 01" (3.89m x 3.68m)

**STUDY** 10' 03" x 7' 05" (3.12m x 2.26m)

**KITCHEN** 10' 08" x 8' (3.25m x 2.44m)

**UTILITY ROOM** 8' x 5' 06" (2.44m x 1.68m)

**WC** 5' 03" x 2' 10" (1.6m x 0.86m)

#### **LANDING**

**MASTER BEDROOM** 14' 02" x 10' 06" (4.32m x 3.2m)

**ENSUITE** 7' 05" x 5' 06" (2.26m x 1.68m)

**BEDROOM TWO** 11' 10" x 10' 07" (3.61m x 3.23m)

**BEDROOM THREE** 15' 07" x 7' 08" (4.75m x 2.34m)

**BEDROOM FOUR** 11' 02" x 8' 10" (3.4m x 2.69m)

**BATHROOM** 12' 09" x 6' 09" (3.89m x 2.06m)

#### **REAR GARDEN**

**GARAGE** 19' 11" x 9' 08" (6.07m x 2.95m)

#### **DRIVEWAY**

**AGENTS NOTE** Council Tax Band F



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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**LOCAL AUTHORITY**  
Gosport Borough

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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