

# ISLAY GARDENS

COSHAM | PORTSMOUTH | HAMPSHIRE | PO6 3UF



£599,950

FREEHOLD

- Substantial Modern Detached Family Residence
- Favoured Cul-de-Sac Setting Close to QA Hospital
- Over 1,750 sq.ft (163 sq.m) of Accommodation
- Three Reception Rooms (Living Room, Dining & Study)
- Spacious Fitted Kitchen/Breakfast Room plus Utility Room
- Four Bedrooms : Master with En-Suite/New Shower
- Block Paved Driveway Parking & Double Garage
- Good Size Lawned Rear Garden





## In Brief

We have pleasure in marketing for sale this very attractive **DETACHED FAMILY HOUSE** situated at the end of a quiet cul-de-sac setting within the favoured 'Cosham Heights' residential development just north of Cosham shopping centre and railway station.

**ENHANCED** by its mock Tudor elevations, the location of this spacious family home is perfect for commuting while benefiting from miles of open **COUNTRYSIDE** a short distance to the north.

At around 1,750 sq.ft ( 163 sq.m), you will find plenty of space including an impressive reception hall with return staircase to a **DELIGHTFUL** galleried landing. On the ground floor there is a 'through' living room, separate dining room/playroom, study/home office, fitted kitchen/breakfast room and **USEFUL** utility room while there are four well-proportioned bedrooms on the first floor including a master bedroom with **EN-SUITE** boasting a brand new shower, together with the family bathroom.

Externally, the block paved driveway offers additional parking leading to a detached **DOUBLE GARAGE** while a side access leads to a good size lawned rear garden ideal for young families.

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### KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'G'



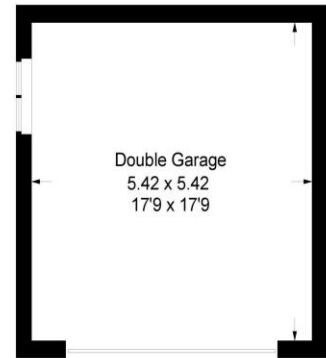
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## Islay Gardens, Cosham

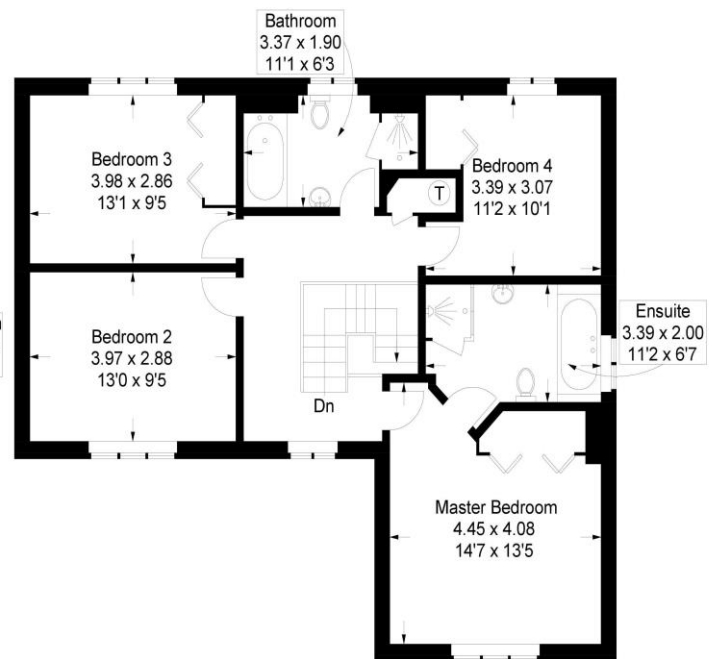
Approximate Gross Internal Area = 162.6 sq m / 1750 sq ft  
 Outbuilding = 30 sq m / 323 sq ft  
 Total = 192.6 sq m / 2073 sq ft



Outbuilding



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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