

# GRANT ROAD

FARLINGTON | PORTSMOUTH | PO6 1DX



£650,000

Freehold

- Four Bedroom Detached Family Home
- Elevated Hill Slope Location
- Modern Kitchen/Breakfast/Family Room
- Family Bathroom and En-Suite
- Southerly Rear Garden with Summer House
- Garage/Utility Room
- Catchment for Solent and Springfield Schools
- Stunning, Far Reaching Views



## In Brief

We are excited to bring to the market this SUPERB DETACHED FAMILY HOME, located on the ever popular elevated hillslopes of Farlington. Boasting far reaching views to the Solent, across to Langstone Harbour and towards Portsmouth skyline, this well-appointed FOUR BEDROOM house enjoys spacious living accommodation, laid out over three floors with additional features including a SOUTHERLY FACING BALCONY with SEA VIEWS, a utility room and a good sized rear garden with summer house which could make an ideal studio, office or workshop. In brief the accommodation comprises:- Welcoming Reception Hall with feature stained glass window, Living Room with bay window, modern and stylish Kitchen/Dining/Family Room - perfect for entertaining, Downstairs Cloakroom with storage cupboard. On the first floor landing, another stained glass window is featured and with doors to all rooms. The Master Bedroom has a delightful bay window, whilst Bedroom 2 has French doors leading onto a southerly facing Balcony which overlooks the rear garden and has wonderful views beyond. Bedroom 4 is currently being used as a Study, also enjoying the southerly aspect. The family bathroom is fitted with a spacious shower unit, bath, WC and wash hand basin. Stairs lead up to the next level where Bedroom 3 enjoys a stunning vista towards the Solent and has custom made sliding doors to the eaves space. An en-suite Wet Room completes the top level. To the front there is a driveway leading to the Garage/Utility Room with plumbing for a washing machine and space for a number of appliances. The southerly facing rear garden is of good proportions and is predominately laid to lawn, enclosed with panel fencing and paved patio area. To the rear of the garden is a spacious Summer House, which has power and light. Grant Road is situated in the catchment area for Solent Junior and Springfield Senior schools. A truly delightful property, which we feel will attract a lot of interest.

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### KEY FACTS

Tenure : Freehold

EPC Rating : C

Council Tax : E



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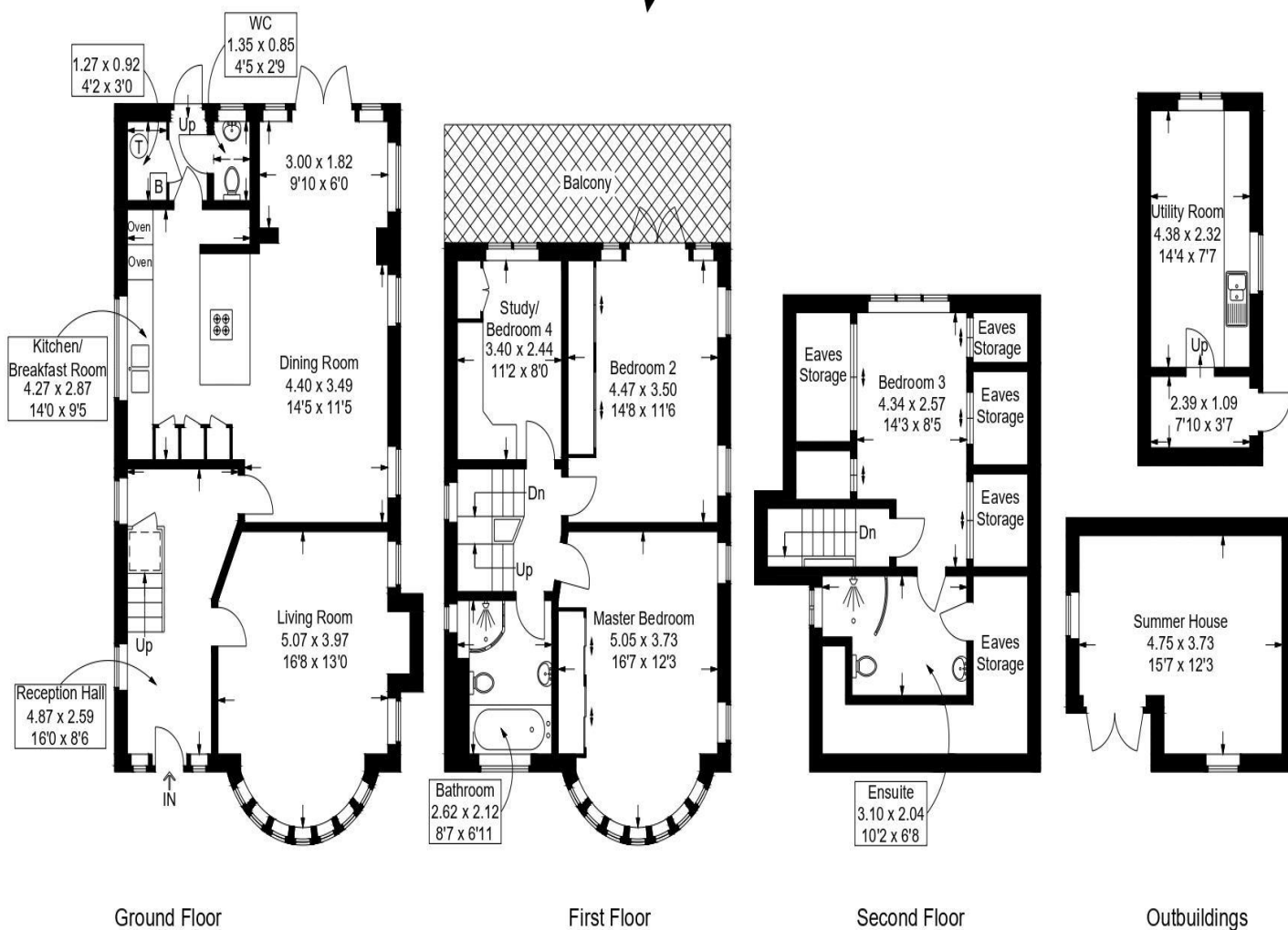


## Grant Road, Drayton

Approximate Gross Internal Area = 163.3 sq m / 1757 sq ft

Outbuildings = 29.5 sq m / 318 sq ft

Total = 192.8 sq m / 2075 sq ft



= 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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