



32 Guardians Way, Portsmouth

Offers in Region of £425,000

 **chinneckshaw**



# 32 Guardians Way

## Portsmouth

Introducing a stunning modern-built detached house located in the vibrant city of Portsmouth. This impressive property boasts 3 spacious bedrooms, a good size garage with driveway, and a large garden. The interior is designed to a high standard, with modern features and luxurious finishes throughout.

As you enter the property, you are greeted by a welcoming hallway leading to a ground floor cloakroom, ideal for guests.

The living room is a comfortable and spacious area that features double glazed french doors leading out to the garden, perfect for summer entertaining.

The kitchen-diner is our favourite part of this fabulous property!

Designed to a modern and high standard. With integrated appliances and plenty of storage, this is the perfect space for cooking and hosting. The design is chic and stylish, with sleek cabinets and beautiful worktops.

Upstairs you'll find a well designed landing area with access to three spacious and bright bedrooms. All bedrooms are designed to a high standard, with ample natural light and beautiful finishes with one having a modern designed ensuite.

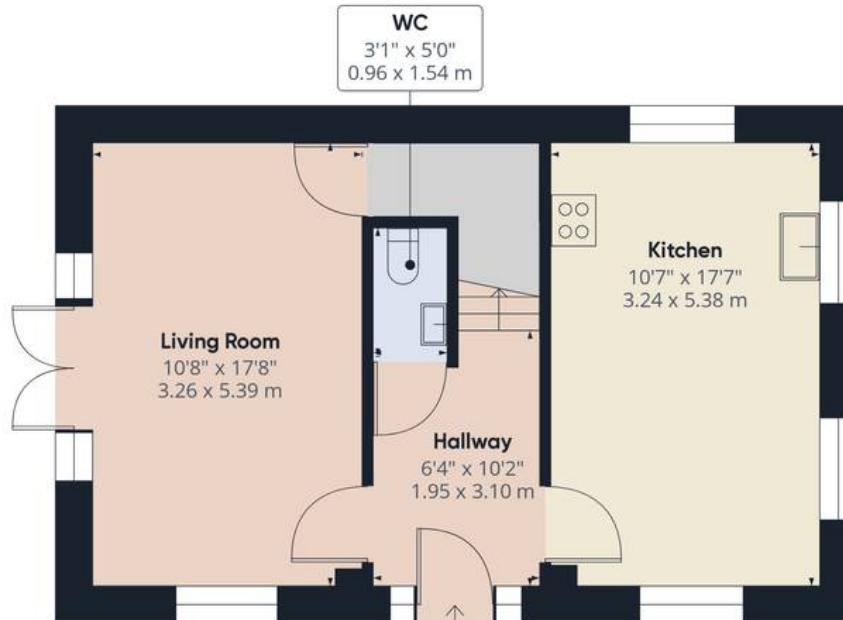
The bedrooms provide the perfect space to relax and unwind after a long day.

The property benefits from a garage and driveway, providing ample parking for residents and guests. The garden is a fantastic feature of this home, perfect for summer barbecues or outdoor activities.

This property is located in a highly desirable part of the city, with easy access to local amenities, shops, and schools. It is an ideal home for families or professionals seeking a modern, luxurious and spacious property in a prime location.

Tenure: Freehold





Approximate total area<sup>(1)</sup>

955.52 ft<sup>2</sup>

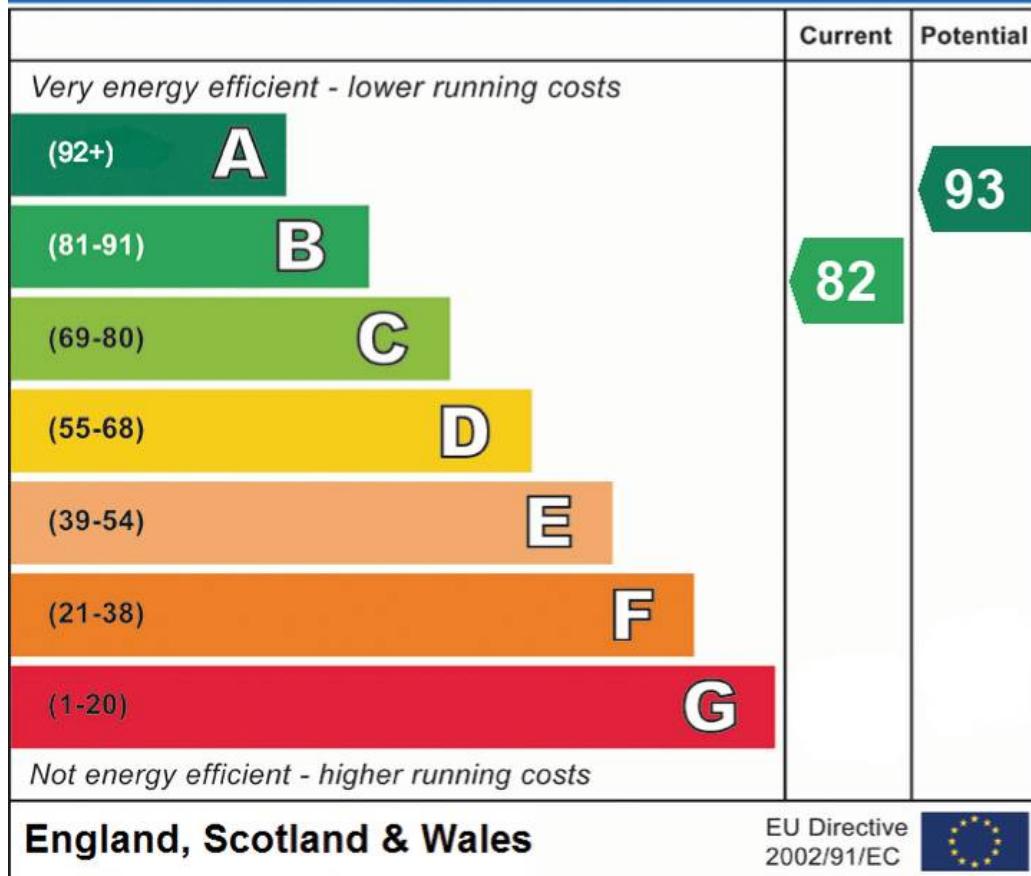
88.77 m<sup>2</sup>



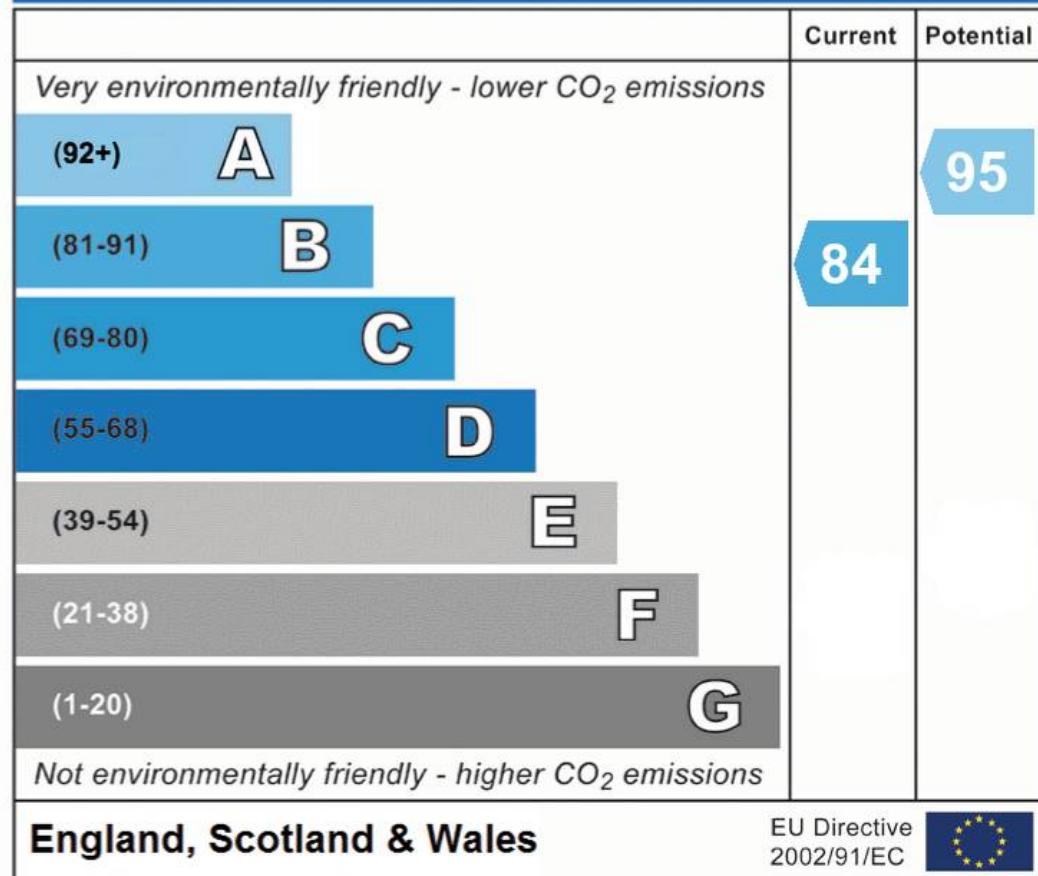
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## Chinneck Shaw

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