

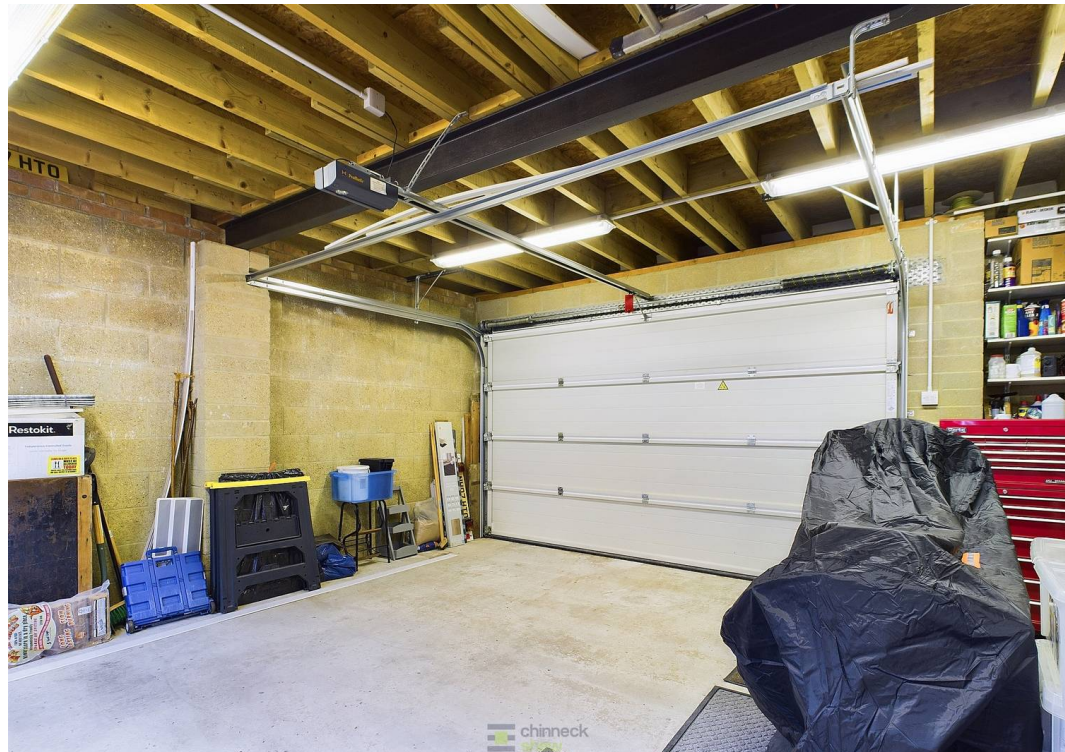


61 Ebery Grove, Baffins

Portsmouth

Offers in Region of £380,000

 chinneckshaw



61 Ebery Grove

Baffins, Portsmouth

In the much sought after residential area of Baffins, this four bedroom house has space for all the family. The house provides easy access to the Eastern Road, fabulous facilities at Baffins Pond, Great Salterns along with primary and secondary schools and local amenities on Tangier Road. The entrance hall is bright with glazed doors and window surround. Storage is offered under the stairs. The front reception room has a feature fireplace and square bay. The second reception has been extended and provides a large family dining space with patio doors out to the garden and access to a downstairs WC. The kitchen, with underfloor heating has a range of shaker style cabinets with space for a cooker, fridge freezer, washing machine, worktops along both sides give an ample food prep area. Includes original pantry with lighting. There are three bedrooms on the first floor, the principal bedroom to the front is a generous double with a square bay and built in wardrobes along one wall, the second double room to the rear also has built in wardrobes along one wall. The third room is a single room and is currently fitted out as a home office. The modern bathroom has a white suite with a roll top stand alone bath, panel tiling and a heated towel rail. The second floor is a dual aspect dormer bedroom suite with views across the rooftops from the juliette balcony. There is also a range of fitted full height wardrobes/storage with sliding doors. The ensuite has a shower with modern white toilet, basin, floor to ceiling splashback panels and a heated towel rail. Currently used as a craft and guest room, this would make a stunning principle suite. The garden is low maintenance with a seating area and a path to the large double garage at the rear. The garage itself has good vehicular access and a Hormann remote control electric door.

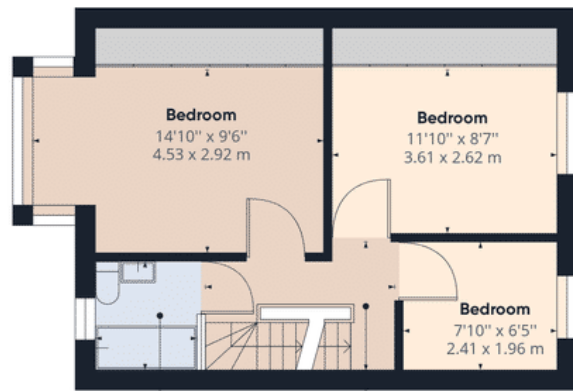
All in all we feel this home offers a flexible space that could be easily adapted for the needs of a growing family.





Hallway
13'7" x 5'7"
4.16 x 1.73 m

Ground Floor Building 1



WC
5'9" x 5'7"
1.76 x 1.73 m

Landing
9'10" x 6'5"
3.01 x 1.97 m

Floor 1 Building 1

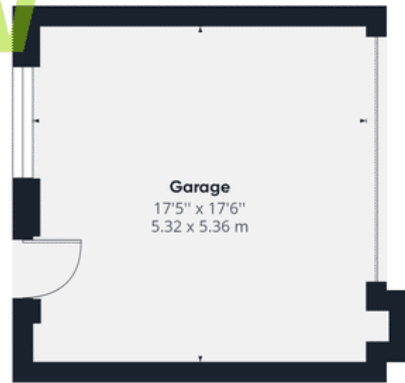
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Landing
2'8" x 2'9"
0.83 x 0.85 m

Bathroom
5'11" x 6'6"
1.83 x 1.99 m

Floor 2 Building 1

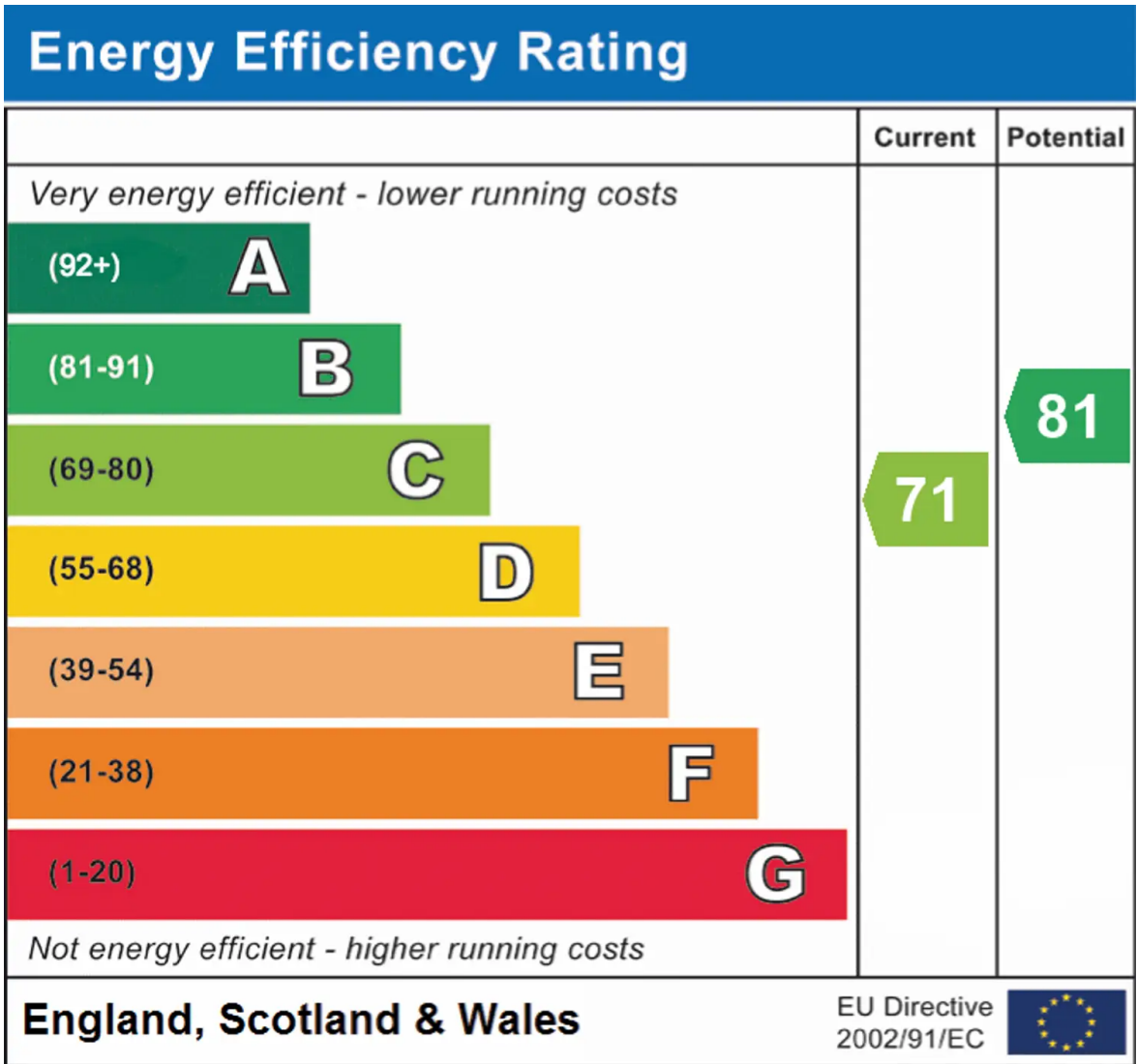


Ground Floor Building 2

Approximate total area⁽¹⁾
1623.96 ft²
150.87 m²

(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.



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