



34 Marina Grove, Baffins
Portsmouth

Offers in Region of **£315,000**

 **chinneckshaw**



34 Marina Grove

Baffins, Portsmouth

This beautifully presented three-bedroom home is ideally located close to Baffins Pond and Milton Common. A gated entrance leads to a small courtyard garden and the front door. Inside, you're welcomed by a warm and inviting hallway with stairs to the first floor. The bright and spacious living room features a lovely bay window, a charming feature fireplace, and ample space for relaxing or entertaining. Further along the hall, you'll find the large kitchen-dining room, offering plenty of storage, a built-in double oven, and access to the utility area, which includes a downstairs WC and space for plumbed appliances. From the dining area, double doors lead to the sunroom—a perfect spot to unwind while enjoying views of the garden.

Upstairs, the modern family bathroom includes a bath with a shower over, a heated towel rail, and a rear-facing window. Bedroom two, also at the rear, is a spacious double room with ample space for wardrobes and a built-in cupboard. The main bedroom at the front boasts a large bay window, built-in wardrobes, and additional space for furniture, along with attractive wooden flooring. The third bedroom is a generous single room with space for a bed, wardrobe, and drawers, with a front-facing window. The rear west facing garden is private and not overlooked, featuring a patio area for outdoor dining, a lawn, and raised flower beds with mature plants. At the end of the garden, a door leads to a large double garage with power, lighting, and vehicle access—a fantastic bonus for this lovely home. Early viewing is highly recommended to appreciate the generous room sizes, great location, and the added benefit of a double garage for off-street parking.

Council Tax band: C Tenure: Freehold

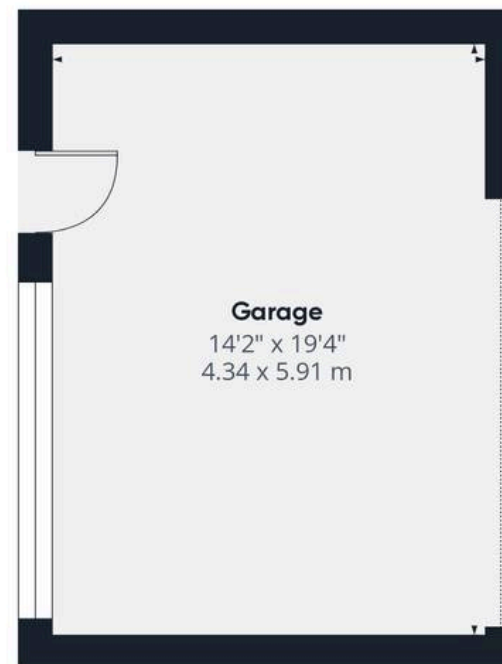




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1291.47 ft²
119.98 m²

Reduced headroom

4.09 ft²
0.38 m²

(1) Excluding balconies and terraces

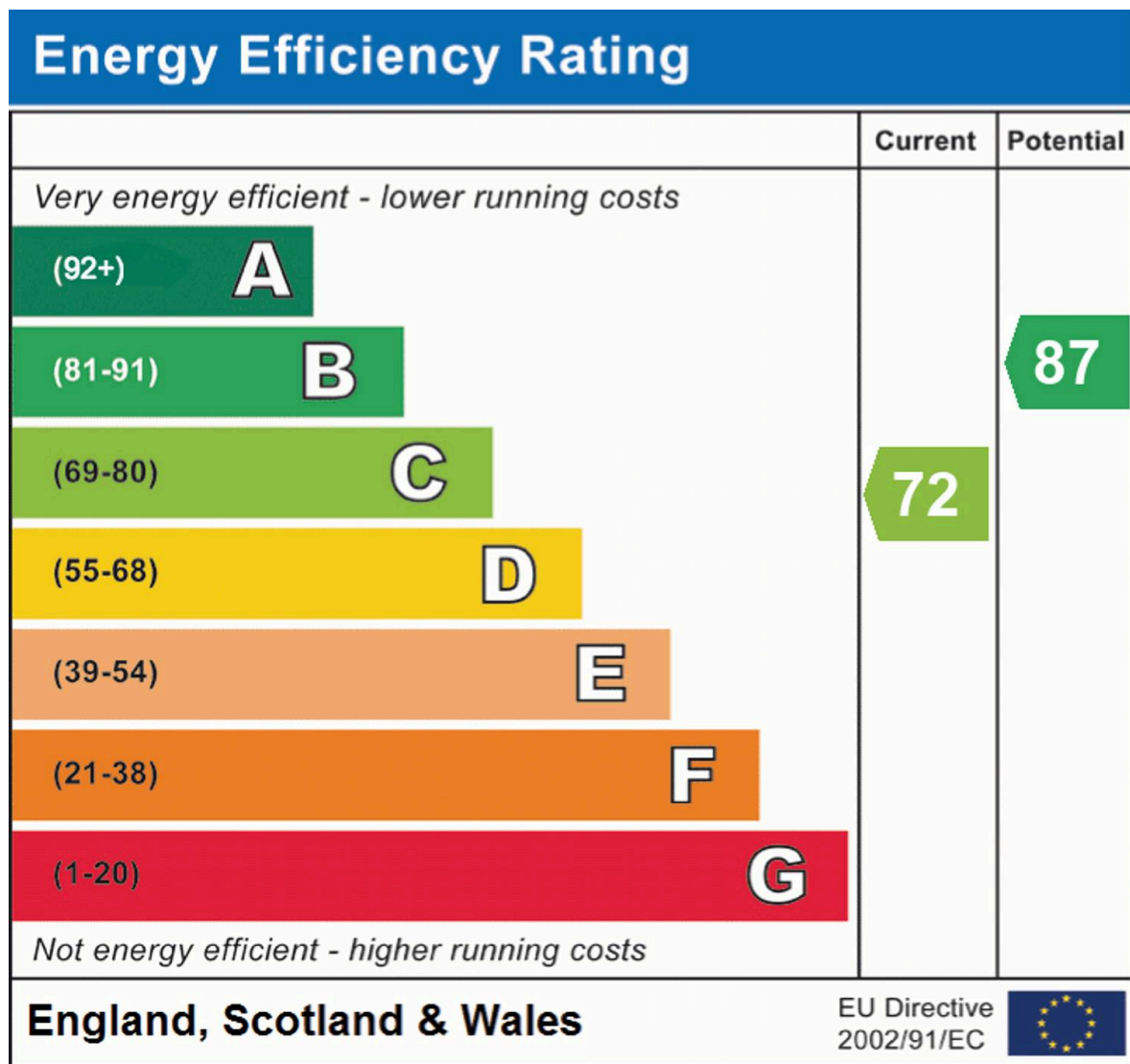
Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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