

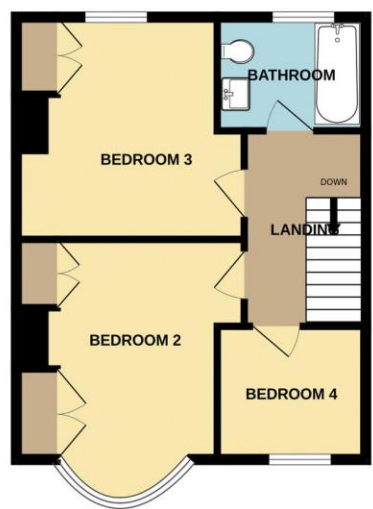


WAINWRIGHT ESTATES

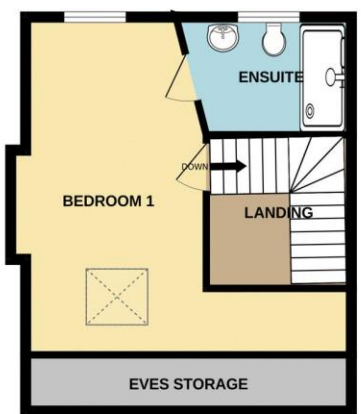
GROUND FLOOR



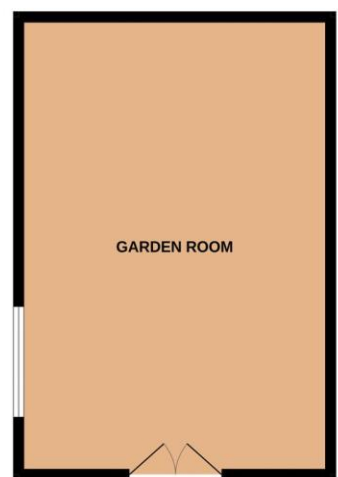
1ST FLOOR



2ND FLOOR



GARDEN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

22 Chilgrove Road
Drayton, Portsmouth PO6 2ER

Offers Over: £500,000

DESCRIPTION

Situated in a quiet cul de sac, in the ever popular residential location of Drayton, you will stumble across this extended, attractive 1930's style FOUR bedroom, semi detached property. The current owners have made vast improvements over the past four years including, new double glazing throughout, new shutters, radiators, new carpet and flooring throughout, a new kitchen, utility and family bathroom as well as re-laying the driveway and installing a woodburner and security system with CCTV cameras to the front and rear. Upon entering the home you will instantly sense the high quality of finish that runs throughout with your eyes drawn to the welcoming front room with feature woodburner and rounded bay window with shutters. The hub of the home is the social open plan kitchen/diner/family room with bi-fold doors leading to your garden. The kitchen area benefits from an integrated fridge/freezer, additional freezer, wine fridge and dishwasher. There's also a separate WC and utility to house the washing machine and tumble dryer. Upstairs on the first floor you will find two double bedrooms and a fourth single bedroom (that could be utilised as a study/office) for the growing family, as well as a newly fitted family bathroom. On the top floor there's a beautiful master bedroom offering views of Portsmouth's coastline and benefiting from an en-suite shower room. Outside, there's a generous sized, south facing garden for the children to play in, with lawn area, two decked areas, side access and a games room with a bar, a great place to entertain friends and family. Additional benefits come in the form of off road parking to the front, double glazing and gas central heating. On leaving the property take the short stroll into Drayton perhaps to enjoy Sunday brunch in one of the many fine eateries or pick up some essentials from the local convenience store. This beautiful property needs to be seen to be believed and can be viewed at your earliest opportunity.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 12' 2" x 11' 7" (3.71m x 3.53m)

FAMILY ROOM: 12' 10" x 11' 9" (3.91m x 3.58m) Open plan to:-

KITCHEN/DINER: 18' 11" x 18' 6" (5.76m x 3.10m)

UTILITY/WC 8' 6" x 6' 10" (2.59m x 2.08m)



FIRST FLOOR LANDING

BEDROOM 2: 12' 4" x 10' 8" (3.76m x 3.25m)

BEDROOM 3: 12' 10" x 12' 5" (3.91m x 3.78m)

BEDROOM 4: 7' 11" x 7' 11" (2.41m x 2.41m)

FAMILY BATHROOM: 7' 11" x 6' 0" (2.41m x 1.83m)

SECOND FLOOR LANDING

BEDROOM 1: 17' 10" x 9' 5" (5.43m x 2.87m)

EN-SUITE SHOWER ROOM

OUTSIDE

SOUTH FACING REAR GARDEN

GAMES ROOM: 24'2" X 17'8"

