



## 35 First Avenue

Farlington, Portsmouth, PO6 1JL

Offers in excess of £430,000



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## Welcome to First Avenue...

This home is an impressive three bedroom semi-detached home situated in Farlington, presented in excellent condition throughout with some amazing features like the large rear garden; open plan kitchen diner and family space with bi-folding doors and a separate utility room and cloakroom... what the Mum's dreams are made of!

Entering via the front door, you arrive in the spacious entrance hallway which has stairs to the first floor with storage underneath, a door to the utility room and cloakroom and the living space. The utility room is a great space fitted with wall and base units providing handy storage with work-surfaces over, with space and plumbing under for a range of freestanding laundry appliances.

The cloakroom is fitted with a low-level flush WC with wash hand basin.

The living space has been innovatively knocked through to create an amazing open and flowing space on the ground floor whilst maintaining pockets of space for the whole family to enjoy. Occupying the front of the property is the lounge area, which has a bay window to the front elevation completed with made-to-measure shutters, which has TV and telephone points, room for a sofa suite and is finished with Luxury Vinyl Tile flooring which is continued throughout the ground floor living space.

The kitchen has been re-fitted in recent years with a range of Shaker-style wall and base units with Quartz work surfaces over. There are freestanding appliances available via separate negotiation including an

American fridge freezer and Ranger cooker.

There is a lovely dining and family space across the rear of the home, with stunning bi-folding doors on to the garden and patio, really bringing outside in!

On the first floor there are three bedrooms, each with a window to the respective elevation and finished with carpet, and the family bathroom. Again the bathroom has been replaced in recent years and the suite is complete with a bath with shower over, Vanity sink and low-level flush WC. Finished with modern and stylish tiling throughout.

There is also a loft room, with Velux windows which is ideal for storage or play area.

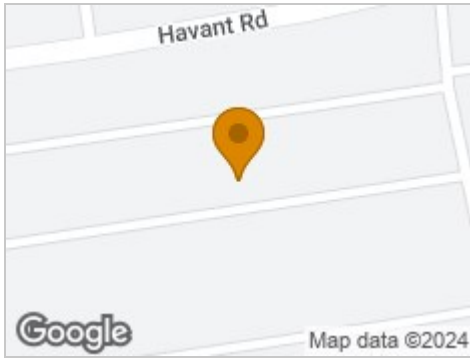
Externally the property benefits from a large rear garden, which is split into sections, giving pockets of space for the kids to play, a patio seating area for the adults to enjoy and entertain on and a large area laid to lawn. There is also rear access with potential for further parking; a summerhouse/cabin or even a salon! There is currently a structure at the end of the garden which could be replaced with a more modern garage or shed.

To the front, the property has a dropped kerb to allow vehicular access on to the block-paved driveway.

VIEWINGS STRICTLY BY APPOINTMENT ONLY.



## Road Map



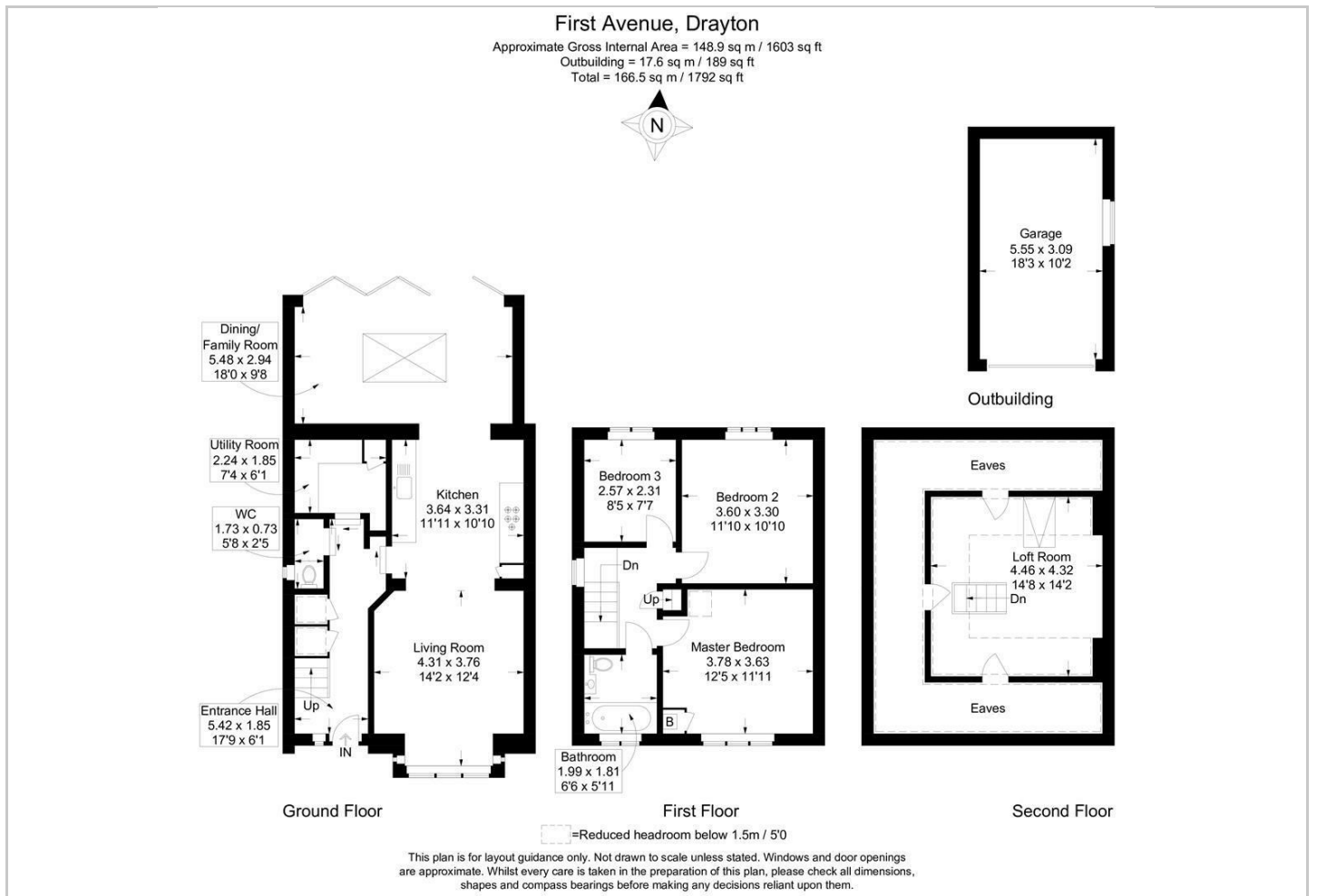
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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