



## 10 Lyndhurst Road

Copnor, Portsmouth, PO2 0DT

Offers in excess of £400,000



# 10 Lyndhurst Road

Copnor, Portsmouth, PO2 0DT

Offers in excess of £400,000



## Welcome to Lyndhurst Road...

This home, was quite literally built for the growing or multi-generational family living... Boasting five bedrooms and four bathrooms, this deceiving bay and forecourt home in Lyndhurst Road has more than meets the eye behind it's traditional exterior. The property has undergone total refurbishment under the current owner, including a large loft conversion and kitchen extension maximising the floor space and renewal of all the pipes and systems in the home. Finished to the highest specification, there is spotlighting in every room - including motion-sensor activated lighting in the hallways - there are also hard-wired Cat 5 Ethernet points in all the bedrooms and lounge, a state-of-art pressurised water and heating system - maintaining water-pressure across all four bathrooms - modern fitted kitchen with some integrated appliances and the exterior has been finished with render and cladding at the rear. The architrave has been finished in black throughout internally, giving a sleek and stylish impression. The versatility of this home means you could have 6 or 7 bedrooms if desired, or an office/study space, or more traditional living with a lounge and dining room - the 1650+ sq.ft of this home is yours to work as you need!

Entering via the double glazed porch and front door - which is a fob-activated key lock - you arrive in the entrance hallway. This hallway has stairs to the first floor, doors to the two separate ground floor reception rooms (which could be knocked through subject to PP. and building regs if so desired), a downstairs shower room and the kitchen breakfast room. The kitchen breakfast room is the heart of the home with stunning doors out on to the landscaped rear garden, giving an 'outside in' feel. The kitchen

itself has a range of wall and base units with work surfaces over, two integrated NEFF electric ovens, 5-ring gas hob (also NEFF) and space for freestanding appliances such as a large freezer, washing machine and tumble dryer. Finished with herringbone wood effect flooring.

Between the first and second floors there are five bedrooms and three bathrooms - one en-suite shower room to the Master Bedroom and further shower-rooms on the first and second floors. All sanity-ware is Victoria style plumbing and mixer taps and the showers are fitted with rain-fall shower heads. All the bedrooms have spotlights, a window to the respective elevation and fitted with carpet.

Externally the property benefits from a low-maintenance rear garden, which has a decked seating area to soak in the last of the rays. There is artificial turf which is green all year round and ideal for those who don't want additional upkeep.

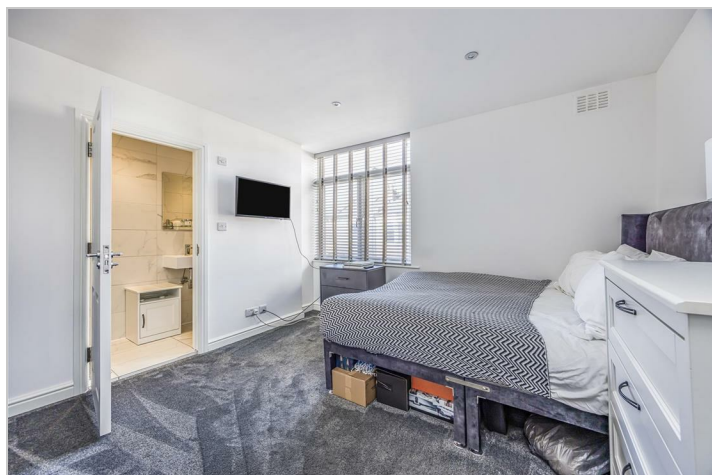
The property is offered with no forward chain and quick move offered.

## Location

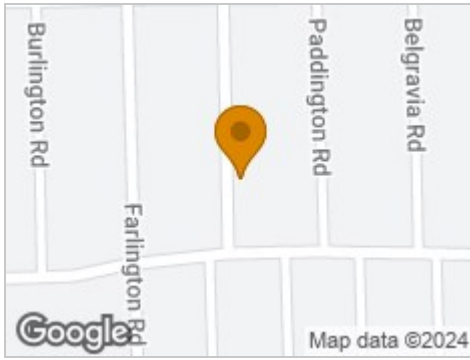
Copnor is a residential area in Portsmouth, known for its community spirit and historical significance. Mostly a suburban neighbourhood, Copnor boasts a mix of Victorian and Edwardian houses alongside more modern developments. The area is served by several primary and secondary schools (including Copnor Infant and Junior Schools and Mayfield School), making it popular with families. Copnor Road, the main thoroughfare, hosts a variety of shops, pubs, and local businesses, contributing to a vibrant local



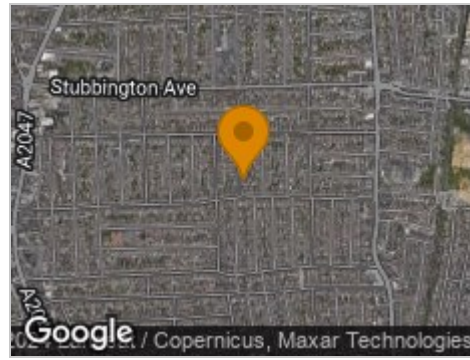
economy. There are some fantastic coffee shops along here too, ideal for breakfast. College Park has a play-park for children and a range of animals living within the park! Baffins Pond is just a mile or so down the road and offers further green spaces for recreation. With its blend of historical charm and modern amenities, Copnor remains a desirable and dynamic part of Portsmouth.



## Road Map



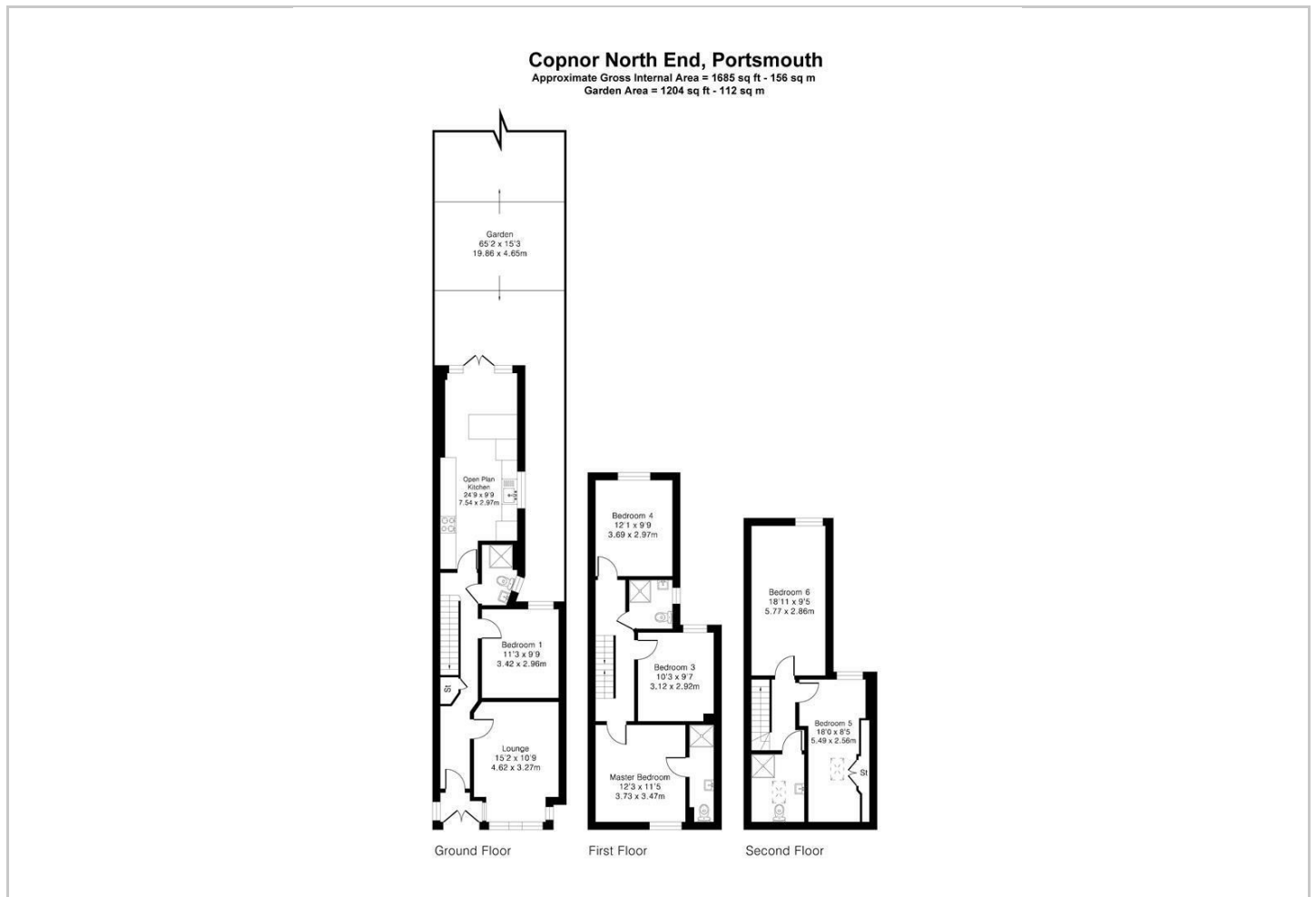
## Hybrid Map



## Terrain Map



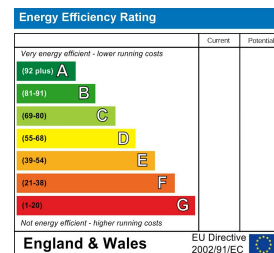
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.