



20 Cedar Grove

Baffins, Portsmouth, PO3 6HJ

Offers in excess of £370,000



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Welcome to Cedar Grove...

Introducing this beautifully presented three-bedroom, mid-terrace home in Cedar Grove, Baffins, a highly sought-after area known for its family-friendly amenities and peaceful surroundings. This spacious property is perfect for growing families and is finished to a high standard throughout, ready for its new owners to make it their own. It will tick most boxes for families with an open plan kitchen diner family room, utility area, downstairs WC, good-sized lounge and low-maintenance South facing garden to name just a few of the features.

Upon entering the home, you are welcomed by a bright entrance hallway, leading into a large, light-filled lounge that features a charming bay window, creating an inviting atmosphere perfect for relaxation. There is a log-burner providing a wonderful focal point in the winter. The open-plan kitchen and dining area extension stretching across the back of the house serves as the heart of the home, boasting a luxurious, modern kitchen with ample work surfaces, ideal for those who enjoy cooking and entertaining. The kitchen flows seamlessly into the dining and family area, which is enhanced by two skylights and bi-fold doors that open onto the garden. This space is perfect for gatherings, with easy access to a convenient ground-floor W.C.

The rear garden is designed for low maintenance, featuring artificial turf that provides a clean, green look all year round and serves as an ideal spot for outdoor entertaining. At the back of the garden, you'll find a converted double garage, part of which has been transformed into a fully functional home salon, complete with its own entrance. The remainder of the

garage is reserved for storage/off-road parking, but it could easily be reverted to a full garage, offering flexible options for use, including additional parking via the roller door.

Upstairs, the first floor hosts three well-sized bedrooms, including two generous doubles and a comfortable single room, providing ample space for family members or guests. A beautifully finished, fully tiled family bathroom with a modern three-piece suite completes the upper level.

This charming home not only offers versatile living spaces but also places you near Baffins Pond and Park, a perfect spot for family outings and nature walks. With its ideal layout and thoughtful updates, this home is an exceptional opportunity for families looking to settle in a welcoming neighborhood. Early viewing is highly recommended to fully appreciate all this property has to offer.

Why we love Baffins...

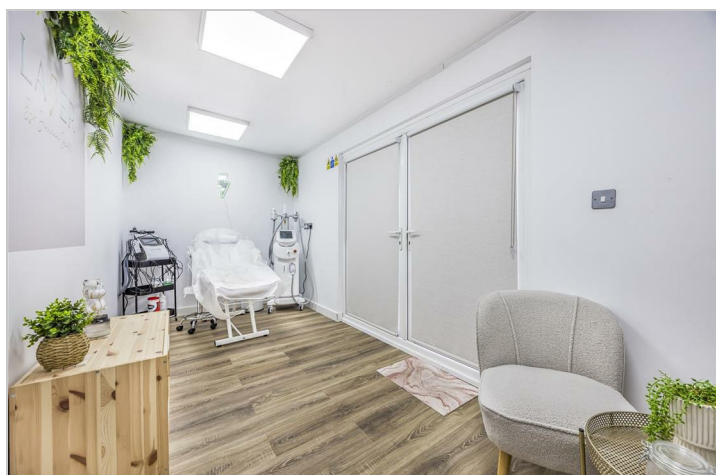
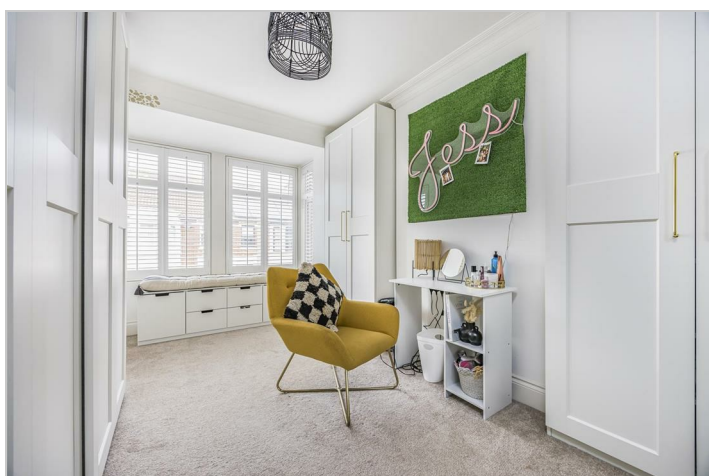
Baffins is a highly-desirable part of Portsmouth on the Eastern side of the island, best known for the gorgeous pond which is a habitat for ducks, geese, swans and other wild fowl. It is managed as a wildlife refuge and is popular with people of all ages. In 2014 Baffins Pond again received a Green Flag award. There is also a play area at Baffins Pond with equipment for children of all ages as well as a ball-court with basketball and 5-a-side goals.

Before the area became developed for housing, it had been occupied by a farm of the same name. This farm (known as Bavins Farm) had a history stretching back to the 12th century. The only surviving remnant of the

rural past is Baffins Pond and the adjoining Tangier Field - a large open space between Baffins Pond and Portsmouth College at the eastern end of the field.

The local shopping area for Baffins is in Tangier Road, just 5 minutes walk from the property. The many shops and businesses include a post office within the Co-op store, newsagents, butchers, a greengrocer, a pharmacist, numerous take-aways, and 'The Baffins' pub. The Alderman Lacey Library is at the edge of Baffins Pond. There are two churches in Tangier Road: St Joseph's Catholic Church and a City Life Church. St Cuthbert's Church is located in Hayling Avenue which borders Baffins Pond on its southern side. There is also a GP (the Baffins Surgery) next to this church. The Baffins area is served by Langstone Infant and Junior School, Westover Primary School, Admiral Lord Nelson School and Milton Cross Academy.

If you've not been to Baffins before, we highly recommend booking some time out prior or after the viewing to really explore the beautiful area!



Road Map



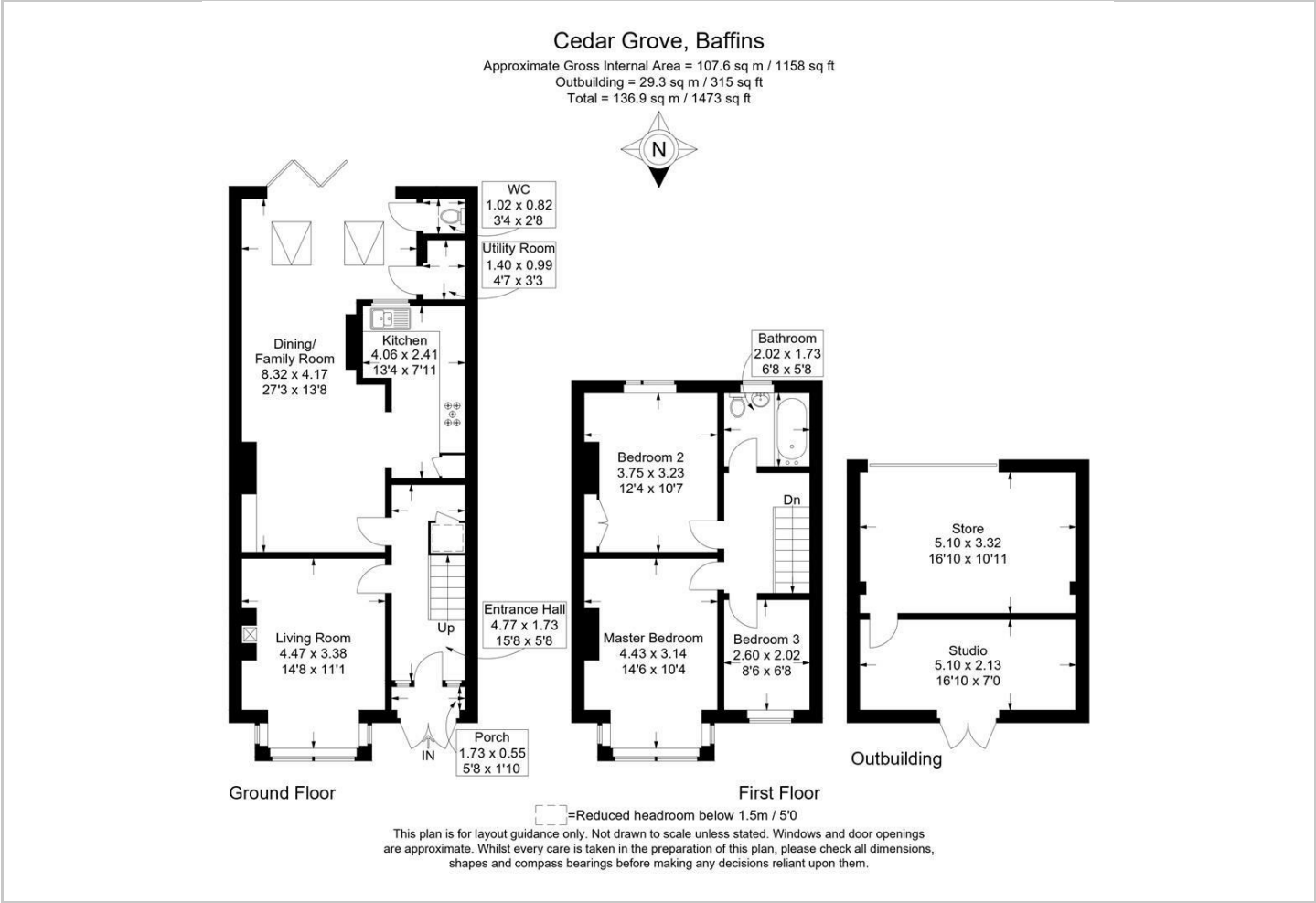
Hybrid Map



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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