



31 Tangier Road

Baffins, Portsmouth, PO3 6JQ

Offers in the region of £320,000



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Nestled in a highly sought-after residential area, just a stone's throw from the scenic Baffin's Pond, this delightful three-bedroom family home combines classic charm with modern practicality. Ideally positioned within close proximity to a variety of local amenities, reputable schools, and convenient public transport links, this property is perfect for families, first-time buyers, or those looking to upsize without compromising on location or lifestyle.

Upon arrival, the home immediately welcomes you with a sense of warmth and light. Stepping through the front door, you are greeted by a bright and inviting entrance hallway that sets the tone for the rest of the property. The hallway features elegant flooring and benefits from handy understairs storage – an ideal spot for coats, shoes, and everyday essentials, helping to keep the entrance clutter-free.

To the right of the hallway, you enter a generously proportioned living and dining room that spans the length of the house. This impressive open-plan space is perfect for both relaxing and entertaining. Wooden flooring flows seamlessly from the lounge area into the dining space, adding a touch of warmth and cohesion. The front of the room boasts a large bay window, flooding the space with natural light and enhancing the feeling of openness. A charming fireplace serves as a striking focal point, adding character and cosiness to the living area. Towards the rear, the room offers ample space for a sizeable dining table—perfect for hosting dinner parties or enjoying family meals. A rear door provides direct access to the garden, extending the entertaining space outdoors during warmer months.

Back off the hallway, you'll find a convenient downstairs cloakroom, fitted with a WC and wash basin. This addition is particularly useful for visiting guests or for busy households, offering practicality without compromising on style.

The kitchen is well-designed and highly functional, catering to both budding chefs and busy families alike. It features a smart breakfast bar ideal for casual meals, coffee breaks, or catching up on work. There is plenty of storage in the form of both base and wall-mounted units, as well as ample worktop space for food preparation. Integrated appliances can easily be incorporated, and there's plenty of room for freestanding white goods. The kitchen is flooded with light thanks to a set of double patio doors that lead out to a covered patio area in the rear garden—an ideal space for enjoying meals alfresco or simply unwinding at the end of the day.

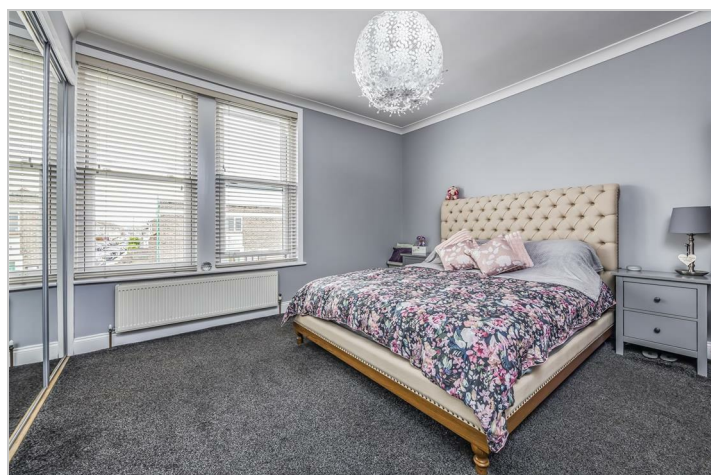
Upstairs, the first floor continues to impress with three generously sized bedrooms, each with their own unique appeal. The main bedroom, situated at the front of the house, is bright and airy, featuring a large window that invites in plenty of daylight. A charming feature fireplace adds a touch of period character, while built-in wardrobes offer convenient storage solutions, helping to keep the room tidy and functional.

The second bedroom, overlooking the rear garden, is also a good size and can easily accommodate a double bed, wardrobes, and additional furniture. It's a peaceful retreat, ideal for children, guests, or as a dedicated home office. The third bedroom, located to the side of the house, is bright and cosy, benefitting

from a well-placed window that brings in additional natural light. This room would be perfect as a nursery, study, or a smaller bedroom, depending on your family's needs.

Outside, the rear garden is a private haven and has clearly been designed with both relaxation and practicality in mind. A covered outdoor dining area provides shelter from the elements, making it a perfect space for entertaining guests or enjoying meals outside, rain or shine. The rest of the garden is mainly laid to lawn, offering a safe and pleasant play area for children or pets. A generous garden shed provides additional storage for tools, bikes, or gardening equipment, while a second patio area beside the shed creates another tranquil spot to relax with a book or a cup of tea.

This charming and well-presented home is move-in ready and has been maintained to a high standard throughout. Its combination of period features, bright living spaces, and outdoor versatility make it an ideal choice for buyers looking for both style and substance. With its enviable location near Baffin's Pond and convenient access to all local amenities, this home is a rare find and a must-see for anyone looking to settle in a welcoming and family-friendly neighbourhood.



Road Map



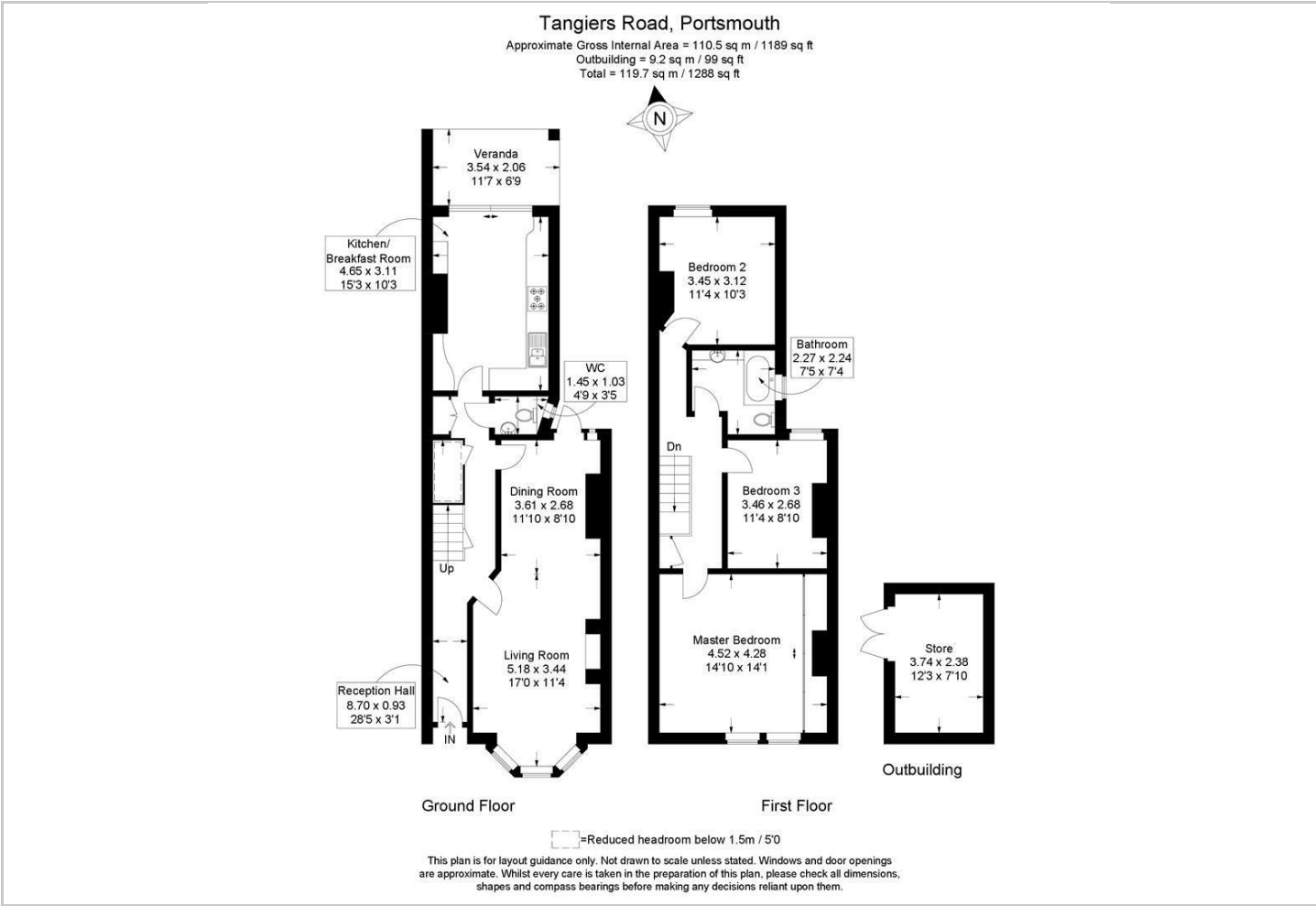
Hybrid Map



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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