



89 Dartmouth Road

Copnor, Portsmouth, PO3 5DT

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Nestled in the heart of the ever-popular Copnor area, this attractive three-bedroom semi-detached family home offers an ideal opportunity for growing families, first-time buyers, or those seeking a well-located property with spacious living areas, modern amenities, and excellent transport links. The front of the property features a modest hardstanding area suitable for parking a small car or motorbike—perfect for households with additional vehicles or two-wheeled transport. A shared driveway runs alongside the property, providing convenient access to a generously sized garage/workshop at the rear, ideal for storage, hobbies, or as a potential workspace.

Upon entering the home, you're welcomed into a warm and inviting hallway that sets the tone for the rest of the house. The ground floor boasts a practical layout that effortlessly caters to modern family life, offering versatile reception spaces and thoughtful touches throughout.

Two Spacious Reception Rooms and a Sun Lounge

To the front of the property is a bright and airy reception room with a large bay window that allows natural light to flood the space, creating a welcoming area ideal for relaxing with family or entertaining guests. This room features neutral décor and has the potential to be styled to suit a variety of tastes with double internal doors opening up to the second reception room, so there is the ability to have it flow throughing or separate cosy spaces.

The second reception room, located to the rear, is perfect for use as a formal dining area or an additional lounge. This flexible space offers direct access to the

sun lounge—a delightful addition that acts as a natural extension of the living space. Whether you use it as a playroom, garden room, or reading nook, the sun lounge provides a tranquil spot overlooking the rear garden, ideal for unwinding at any time of day.

The kitchen is fitted with a range of fitted base and wall units, offering ample storage and workspace for busy households. With a functional layout, integrated appliances, and a neutral colour palette, it's practical—ideal for preparing family meals or hosting dinner parties - but may want to be updated by the new owner with a potential knock through kitchen diner.

There is also a convenient ground floor WC, adding further practicality for guests and everyday use.

Upstairs, the property comprises three bedrooms—two generous doubles and a comfortable single with furniture, making it an ideal setup for families or those working from home. The master bedroom is positioned at the front of the house and features a large window that floods the room with light, while offering space for freestanding furniture or built-in wardrobes.

The second bedroom, also a good-sized double, overlooks the rear garden and is perfect as a guest room, children's room, or secondary principal bedroom. The third bedroom, a single, is ideal as an nursery, study, or child's bedroom.

Completing the first floor is a beautifully appointed, modern family bathroom. Finished to a high standard, it features a sleek suite including a bath with shower over, a contemporary vanity unit with inset basin, and

a WC. Tasteful tiling and a bright, fresh ambiance make this an inviting space for relaxation and daily routines.

The rear garden is a private and manageable outdoor space with room for seating, children's play, or even further landscaping. Whether you're enjoying summer BBQs, morning coffee, or some light gardening, this garden offers a peaceful retreat. To the side of the plot, the garage/workshop adds significant value, providing secure storage or the potential to be converted into a home gym, office, or creative studio, subject to relevant permissions.

Situated in the desirable residential area of Copnor, this property enjoys a fantastic location close to local schools, parks, and shops. Excellent public transport links and easy access to main road networks make commuting and daily travel a breeze. With a strong sense of community and a family-friendly atmosphere, it's easy to see why Copnor remains a sought-after location in Portsmouth.

This charming three-bedroom semi-detached home offers generous living space, modern conveniences, and an excellent location—all the key ingredients for a comfortable and enjoyable lifestyle. With two

reception rooms, a sun lounge, ground floor WC, and a modern upstairs bathroom, the home is perfectly suited to today's family needs. Add in the benefit of off-road parking, a garage/workshop, and proximity to local amenities, and you have a property that's ready to move into and make your own.

Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.



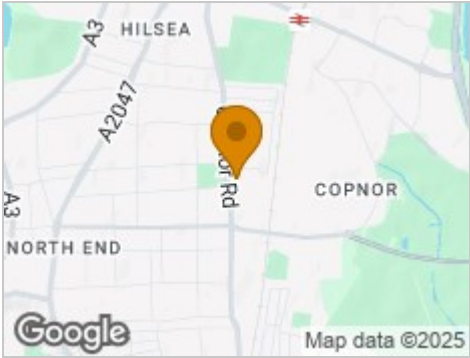
Road Map



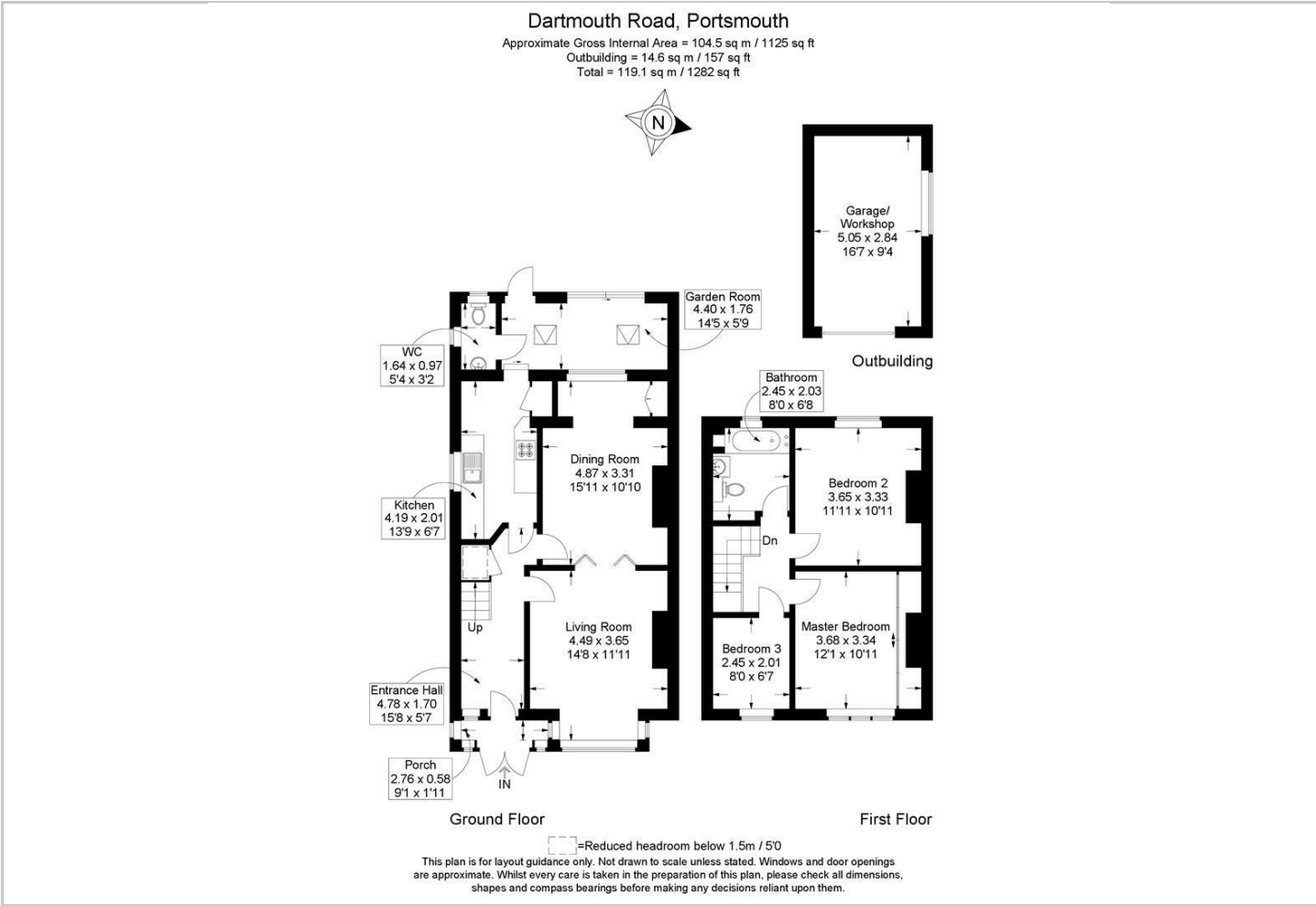
Hybrid Map



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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