



1 Sunnyfields Central Road

Drayton, Portsmouth, PO6 1QQ

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A Beautifully Presented Three Bedroom Detached Family Home with South-Facing Garden in Drayton

Welcome to this stunning three-bedroom, three-bathroom detached home, perfectly positioned in one of Drayton's most sought-after residential areas. Designed for versatile family living, this home offers generous living space throughout, a beautifully landscaped south-facing garden, and a thoughtful layout that includes spacious reception rooms, ample off-road parking, and a garage.

As you arrive, you're greeted by a sizeable driveway that provides off-road parking for 1-2 vehicles and gives direct access to the garage. The property's attractive frontage and well-maintained exterior set the tone for the interior, which has been finished to a high standard throughout.

Step inside and you'll find a welcoming entrance hallway with wood-effect flooring, neutral décor, and plenty of natural light. Stairs rise to the first floor, and doors lead to all principal ground floor rooms. This thoughtful layout maximises both comfort and functionality, ideal for the modern family.

At the front of the home is a cosy yet versatile reception room, currently used as a snug. This room benefits from privacy and is flooded with natural light from the front-facing window. Due to its position near the modern ground floor shower room, it could also serve perfectly as a fourth bedroom or a guest suite—ideal for multigenerational living or for accommodating elderly relatives.

To the rear, you'll find a spacious open-plan lounge

and dining area. This bright and inviting room is the heart of the home, perfect for entertaining or unwinding with family. A charming feature fireplace adds a focal point to the space, while French doors open onto the garden, allowing for a seamless transition between indoor and outdoor living. Large windows ensure the room is bathed in natural light, making it a cheerful and relaxing place year-round.

The adjacent kitchen is equally impressive, offering a sleek and practical space for cooking and dining. It features a comprehensive range of wall and base units topped with work surfaces, along with high-quality integrated appliances. French doors open directly to the garden, making al fresco dining easy in the warmer months and enhancing the connection between the house and the outdoor space.

Completing the ground floor is a contemporary shower room, fitted with modern tiling, a walk-in shower, WC and stylish fixtures—convenient for both family life and guests.

Upstairs, the first-floor landing leads to three generously sized double bedrooms. The master suite is a standout, complete with fitted wardrobes and a private en-suite bathroom featuring modern sanitaryware and a well-appointed layout. The second and third bedrooms are also spacious doubles, making them perfect for children, guests, or home office use.

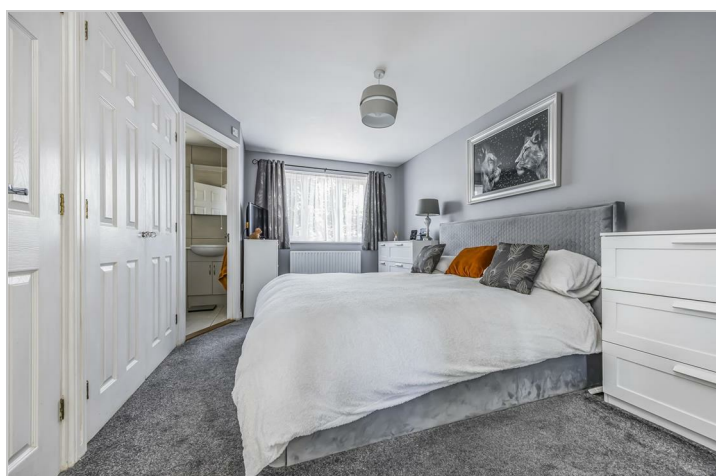
The family bathroom, also located on this floor, has been tastefully updated with a crisp white suite, including a bath with shower over, pedestal basin, and WC. Contemporary tiling and chrome fittings complete the look, offering a fresh and relaxing environment.

One of the true highlights of this home is its south-facing rear garden. Thoughtfully landscaped by the current owners, the garden has been designed to provide multiple areas for relaxation, play, and entertaining. A spacious patio area leads directly from the lounge and kitchen—ideal for barbecues and outdoor dining. A raised decked area with a timber pergola creates a charming space to enjoy summer evenings, while the remainder of the garden is laid to lawn with well-stocked flower and shrub borders adding year-round colour and interest.

At the far end of the garden is a substantial timber outbuilding. Currently utilised as a fully equipped bar and man cave, this flexible space offers endless possibilities for future owners. Whether you envision a garden office, a studio, a playroom, or a tranquil garden retreat, this outbuilding adds a whole new dimension to the property.

With its ideal location close to well-regarded local schools, transport links, and village amenities, this home is perfectly positioned for family life. Whether you're upsizing, relocating, or simply seeking a well-appointed home with generous outdoor space, this property ticks every box.

Early viewing is strongly recommended to fully appreciate everything this beautiful home in Drayton has to offer.



Road Map



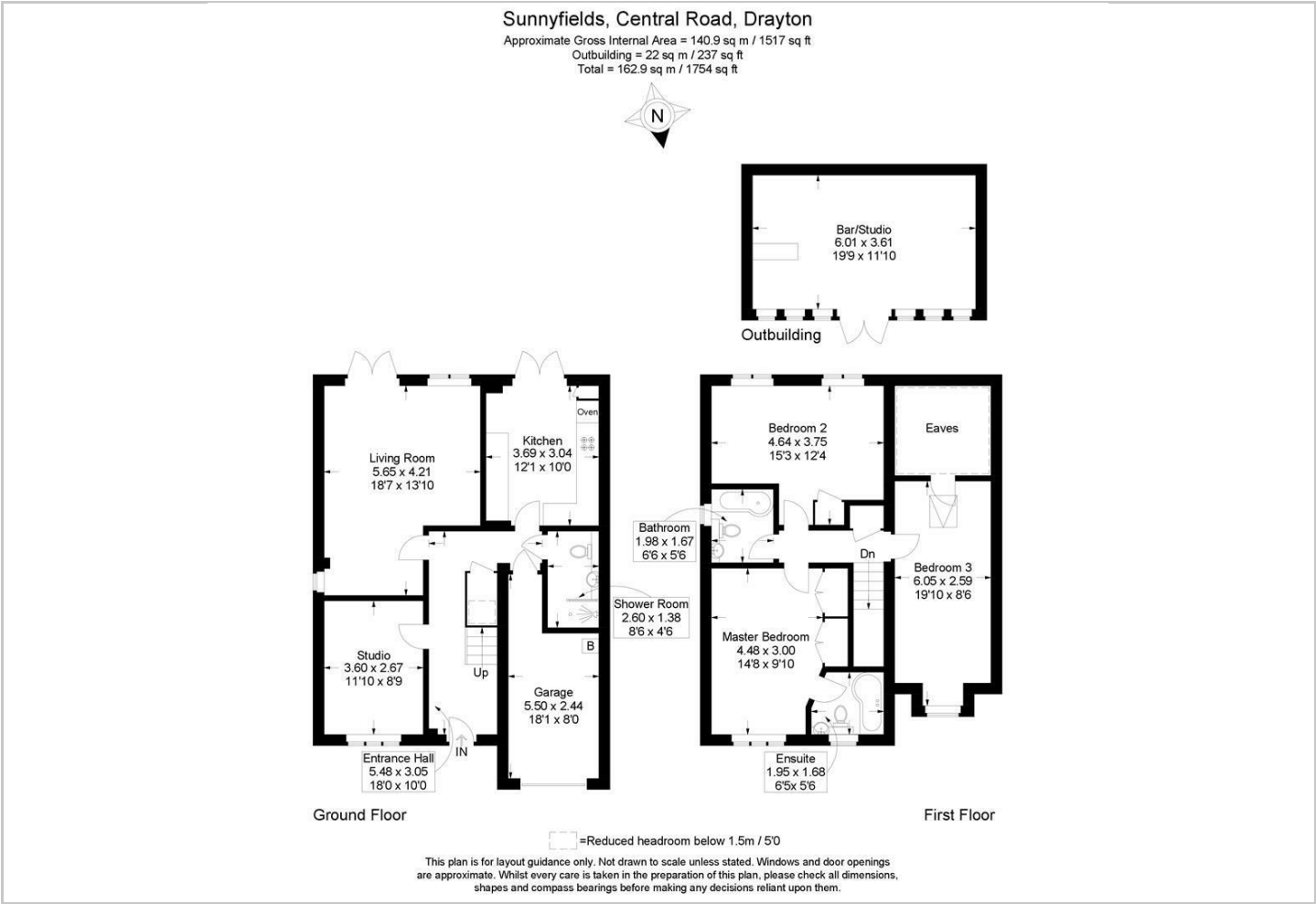
Hybrid Map



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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