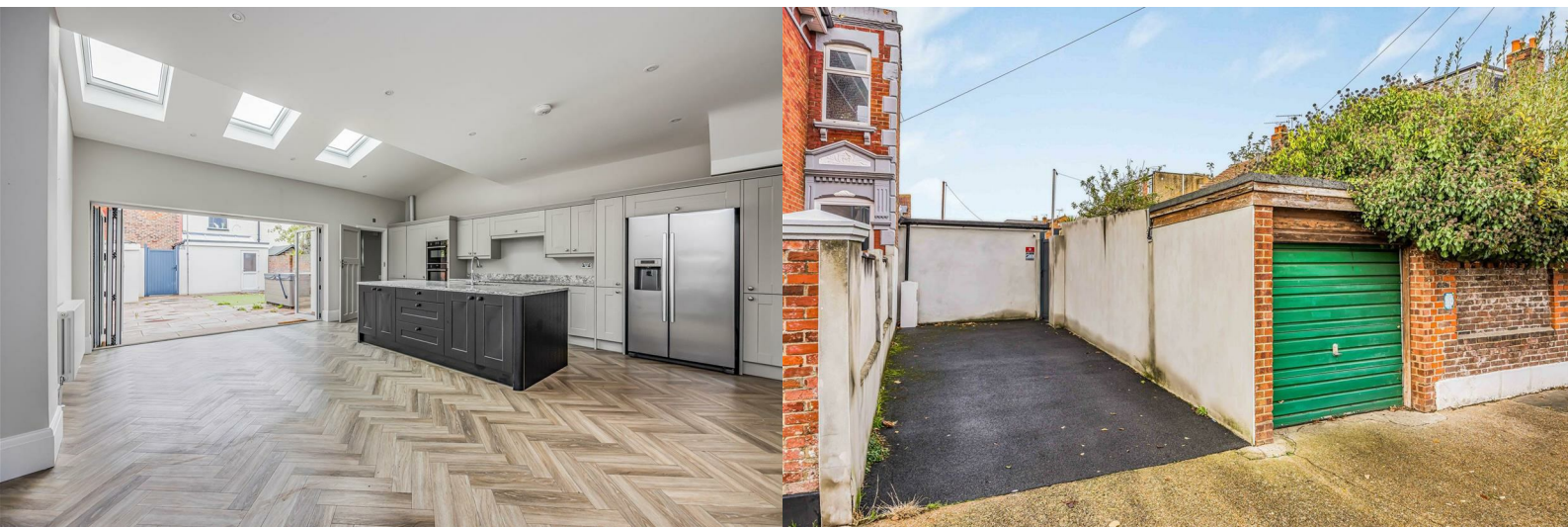




68 Kirby Road

Portsmouth, PO2 0PD

Offers in excess of £475,000



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Welcome to Kirby Road...

We are delighted to bring to market this excellent, four bedroom family home with OFF ROAD PARKING, offered with NO FORWARD CHAIN. Thoughtfully extended and modernised, this is an exceptional property, combining period character with contemporary design, offering generous living space and high quality finishes throughout.

As you enter the property you are welcomed by a large entrance hallway, with the living room to the left. Well sized offering ample space for multiple sofas and furnishings. featuring a cosy log burner, and a large bay window completed with shutter blinds, filling the room with natural light.

The heart of the home is the extended and modernised kitchen diner. The contemporary kitchen is well equipped with integrated appliances such as ovens, an induction hob and a dishwasher, with space for an American style fridge / freezer, a range of wall and floor mounted units, with the centre island serving as a focal point. With Bi-fold doors leading out onto the garden, there is space for a large family dining table, as well as an additional lounge, this is a perfect family room great for entertaining.

A convenient downstairs toilet completes the ground floor.

Upstairs, the first floor offers three well proportioned bedrooms, bedroom two and three offer space for large double beds and other furnishings, whilst bedroom four makes an excellent smaller bedroom, walk in wardrobe or even a home office.

A modern shower room hosts these bedrooms, complete with tiled floors and walls, a walk in shower, towel radiator, toilet

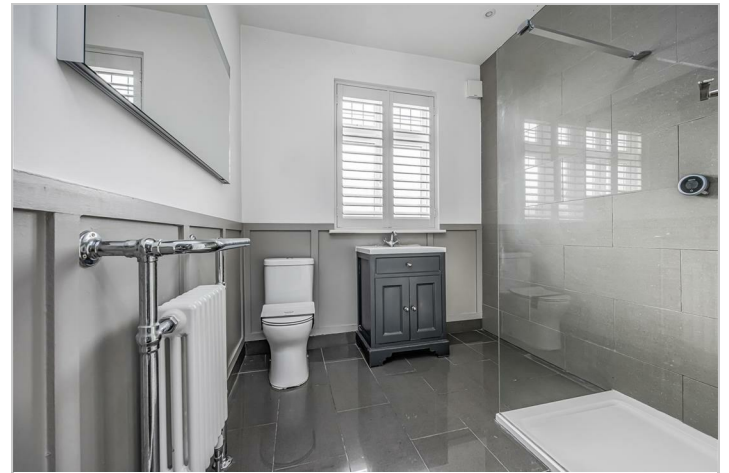
The master bedroom sits in the converted loft room, a very well sized extension, suitable for a large bed and other furnishings, complete with fitted wardrobes and a modern shower En-suite.

Outside, the property boasts a generous south facing rear garden, mainly with laid patio and artificial turf. A handy storage shed sits at the rear. There is direct access from the garden to the off road parking, which is suitable for one to two vehicles.

Kirby Road is a well regarded street in Portsmouth, offering easy access to local amenities, schools, and transport links. The property is within close reach of local parks, shops, and cafes, with excellent access to the city centre, mainline train stations, and motorway connections for commuting.

Additional benefits to the property are gas central heating and double glazing throughout.

A viewing is highly advised, please contact the office to arrange your appointment.



A satellite map showing a residential area. A yellow location pin is placed on a street. The map is labeled with 'London Rd' at the top, 'Copnor Rd' on the right, and 'Stubbington Ave' at the bottom. The text 'NORTH END' is visible in the bottom left corner. The Google logo is partially visible at the bottom left.

Kirby Road, Copnor

Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft
Outbuilding = 10.8 sq m / 116 sq ft
Total = 177.3 sq m / 1908 sq ft

N

Store
3.41 x 3.12
11'2 x 10'3

WC
1.58 x 1.03
5'2 x 3'5

Outbuilding

Kitchen/Dining/
Family Room
6.17 x 6.08
20'3 x 19'11

Living Room
6.22 x 4.26
20'5 x 14'0

Entrance Hall
4.92 x 2.27
16'2 x 7'5

IN

Up

Over

Second Floor

Master Bedroom
5.03 x 4.79
16'6 x 15'9

Ensuite
1.81 x 1.62
5'11 x 5'4

Dn

First Floor

Shower Room
2.40 x 2.20
7'11 x 7'3

Bedroom 3
4.10 x 3.96
13'6 x 13'0

Bedroom 2
5.10 x 3.92
16'9 x 12'10

Bedroom 4
2.86 x 2.50
9'5 x 8'3

Dn

Up

Ground Floor

Legend: = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not energy efficient - higher running costs			

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.