



3 Uplands Road, Drayton, Hampshire, PO6 1HR

TOWN & COUNTRY
SOUTHERN



A Deceptively Spacious Detached Family Home

Four Bedrooms / Two Conservatories / Utility Room

Two Reception Rooms & Fitted Kitchen
Parking & Garaging / Westerly Facing Rear Garden

A deceptively spacious, detached family home which provides versatile accommodation arranged over two floors. The property is located within the desirable northern hillslopes in one of the most popular, elevated locations, yet it is within easy access of local shopping amenities, bus routes, recreation

grounds, commutable road links and the catchment for both Solent and Springfield Schools (subject to confirmation). The accommodation comprises: porch, central hallway with access on one side to a dining room which opens onto the kitchen and utility room, on the other is the primary

bedroom, bathroom and 20' living room which inter-links to a family room/bedroom 4 and conservatory to the front with a further conservatory to the rear. On the first floor is a large landing, two bedrooms and a shower room.



The property has a wide vehicular and pedestrian side access leading to a long driveway, turning area and double garage. To the rear is a westerly facing garden with raised terrace and vegetable patch, offered with gas fired central heating, fitted floor coverings including some original quarry tiled flooring, double glazing and with the extension off gated road parking, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Lowered kerb leading to entrance with brick retaining wall to one side, lawned front garden with mature trees, to the left hand side of the property is a wide parking area in front of the gated entrance which provides vehicular and pedestrian access leading to further hardstanding and double garage to the rear, steps leading up to double glazed main front door leading to:

PORCH: 20'0" x 4'1" Pitched roof with tongue and groove wooden panelling, spotlights, original quarry tiled flooring, cloaks hanging area (with potential to create an open doorway to the north wing / granny annexe), twin doors leading to the dining room, original main front door with leadlight stained-glass panels, leading to:



HALLWAY: Quarry tiled flooring, balustrade staircase rising to first floor, dado rail, radiator, doors to primary rooms, central heating control switch, understairs storage cupboard housing gas meter, high ceiling with original coving.

BEDROOM 1: 17'5" into square bay window x 9'0" Double glazed window to front aspect overlooking garden with seating under, radiator, full height sliding doored built-in wardrobes to one wall with hanging space and shelving, corner chimney breast with cast iron surround fireplace, ceiling coving, panelled door.



DINING ROOM: 13'0" x 11'6" Twin glazed doors leading to porch, double glazed window to side aspect with radiator under, high quality vinyl flooring, panelled door leading to hallway, dimmer switch, corner chimney breast with exposed brick inlay and matching hearth, second radiator, square opening leading to:

KITCHEN: 12'10" x 10'4" Comprehensive range of white fronted wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, integrated Bosch dishwasher with matching door, range of pan drawers, ceramic tiled surrounds, brushed steel fronted power points, double glazed window to side aspect, tall larder style cupboard with pull-out drawers, tall integrated fridge/freezer with matching doors, brushed steel handles, range of drawer units, inset Bosch induction four ring hob with oven under and extractor hood, fan and light over, matching high quality vinyl flooring, doors to utility room, and hallway, ceiling spotlights and coving.

UTILITY ROOM: 10'1" x 7'10" Range of matching white fronted wall and floor units with roll top work surface and matching splashback, single drainer stainless steel sink unit with mixer tap, cupboards and drawers, washing machine point, range of wall units, glass panelled roof, double glazed door leading to rear garden with windows to either side, tiled flooring, built-in storage cupboard with range of shelving and further storage cupboard to one side, door leading to conservatory, spotlight.

BATHROOM: White suite comprising: panelled bath with mixer tap, separate shower attachment and screen over, tiled surrounds, double glazed window to rear aspect overlooking conservatory, concealed cistern w.c., with shelf over, wash hand basin with mixer tap and cupboards under, chrome heated towel rail, vinyl flooring, built-in airing cupboard with radiator and range of shelving, extractor fan, ceiling spotlights.



LIVING ROOM: 20'4" x 13'0" Double glazed window to rear aspect overlooking garden, wooden flooring, bi-folding doors leading to rear conservatory, ceiling coving, glazed panelled door leading to hallway, two radiators, central chimney breast with wood surround fireplace, tile inlay and matching hearth, gas flame effect fire, glazed panelled door leading to:

FAMILY ROOM / BEDROOM 4: 13'6" x 8'10" Radiator, built-in cupboard housing electric consumer box, door to:

FRONT CONSERVATORY: 10'0" x 7'8" Double glazed bi-folding doors leading to bedroom 4 / family room, low retaining wall with double glazed windows over to front aspect, polycarbonate glazed roof, wall lights, tiled flooring.

REAR CONSERVATORY: 16'10" x 8'7" Double glazed roof, (recently refurbished) door to utility room, ceramic tiled flooring, low retaining walls with double glazed windows over and bi-folding doors leading to rear garden, windows to side aspect, ceiling spotlights.

FIRST FLOOR: Landing with balustrade and Juliette balcony over with double glazed dormer window to front aspect, dado rail, access to loft space, doors to primary rooms.

BEDROOM 2: 16'9" x 10'5" measurements taken from approximately 4'5" off floor level with eaves to front and rear ceiling, double glazed windows to side aspect, access into storage eaves, radiator, double glazed dormer window to rear aspect overlooking driveway, garage and garden, panelled door.

SHOWER ROOM: Fully ceramic tiled shower cubicle with sliding doors, close coupled w.c., vanity unit with wash hand basin, mixer tap and cupboards under, illuminated mirror and light over, tiled surrounds, chrome heated towel rail, double glazed frosted window to rear aspect, vinyl flooring, built-in cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested).

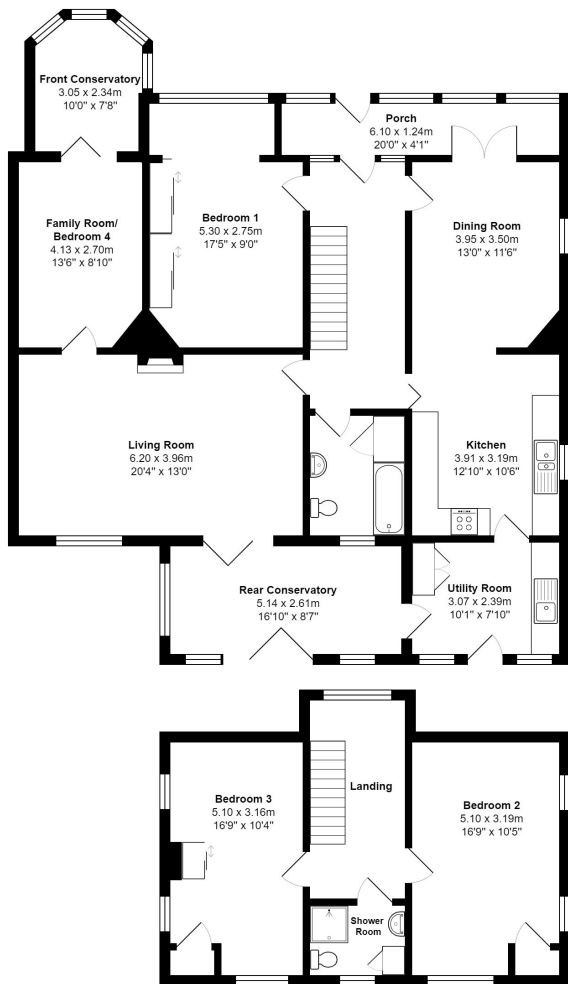
BEDROOM 3: 16'9" x 10'4" measurements taken from approximately 4'5" off floor level with slight eaves to ceilings restricting headroom, access to storage eaves, radiator, double glazed windows to side aspect, floor to ceiling double sliding doored wardrobes, double glazed dormer window to rear aspect overlooking garden, panelled door.

OUTSIDE: From the hardstanding area are twin vehicular gates with side pedestrian gate leading to a further tarmac driveway measuring approximately 12' in width x 56' to the front of the garage. At the rear of the property the driveway widens to approximately 22'5", under house storage area, fence panelling to one side, cold water tap, steps leading up to utility room with fencing and archway leading to primary garden, bin storage area. Directly to the rear of the property is a large wrap around flagstone patio with raised flower borders, the garden is enclosed by fence panelling and mature hedges, steps leading down to pathway and lawned garden with flowering shrub borders, evergreens and bushes. To the western end of the garden is a steppingstone pathway with lawn and pond, seating area and rockery style border. To the rear of the garage is a kitchen garden enclosed by fence panelling with vegetable patch, two wooden sheds and paved area.

DOUBLE GARAGE: 20'0" x 16'9" Twin up and over doors, fluorescent tube lighting, power points.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the first road on the left hand side into Drayton Lane, take the first road on the right hand side into Solent Road, then second on the left into Uplands Road where No.3 can be found a short distance along on the left hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.