



Papine, 14 Orkney Road, Cosham, Hampshire, PO6 3UE

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band F
- Elevated 4 Bedroom Detached Home
- 3 Reception Rooms & 2 Bathrooms
- Enclosed Rear Garden / Corner Plot
- Double Garage & Parking
- £635,000

A modern, detached executive home which is situated in an elevated location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and Queen Alexandra Hospital. Enjoying possibly one of the most prominent positions on this exclusive estate this property provides over 2000 sq. ft of living space arranged over two primary floors and comprises: large entrance hallway, cloakroom, study, kitchen / breakfast room, utility room, dining room and living room on the ground floor with four bedrooms, the primary one having an en-suite bathroom and walk-in wardrobe area as well as a large family bathroom on the first floor. This detached corner property has off road parking, a double garage and a well-stocked rear garden with 'al-fresco' dining areas.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third exit at the roundabout into London Road, turn left at the traffic lights into Southwick Road, then take the first right into Orkney Road and the Heights Estate, continue along Orkney Road where No.14 can be found opposite Shetland Close.

ENTRANCE: The property is located opposite Shetland Close on the right hand side, directly to the front of the property is a lawned garden with mature shrubs, evergreens, bushes and kiwi tree, parking to the front of the detached double garage, side pedestrian gateway to left hand side of the property leading to bin storage area, enclosed by high brick retaining wall, steps leading up to covered porch with external lighting, main front door with frosted panels and matching panel to one side, leading to:



HALLWAY: 12'8" x 11'10" Doors to primary rooms, textured ceiling with coving, balustrade staircase rising to first floor with Jesters balcony over and understairs storage cupboard, radiator with cover over, large walk-in cloaks cupboard, controls for central heating.

CLOAKROOM: Concealed cistern w.c., oval wash hand basin with mixer tap and cupboards under, ceramic tiled surrounds, textured ceiling with coving, double glazed frosted window to side aspect, ceramic tiled flooring, radiator.

STUDY: 7'10" x 7'6" Double glazed window to front aspect with double radiator under, panelled door, textured ceiling with coving.

KITCHEN / BREAKFAST ROOM: 13'1" x 10'9" Dining area: radiator, double glazed window to side aspect, textured ceiling with coving, arched doorway leading to utility room, tile effect flooring. Kitchen area: Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, dishwasher, inset Neff induction hob with extractor hood, fan and light over, ceramic tiled surrounds, range of drawer units, corner display shelving, double glazed window to rear aspect overlooking garden, matching flooring, integrated fridge and freezer with matching doors, two wall mounted units with glazed panelled doors, eye-level Bosch double oven and grill with cupboards over and under.

UTILITY ROOM: 8'0" x 6'1" Door with frosted panel leading to side aspect with window to one side, matching flooring, range of wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, washing machine point, space for tumble dryer, textured ceiling with coving, fluorescent tube lighting, radiator.

DINING ROOM: 14'0" into bay window x 11'0" Large double glazed bay window overlooking garden with low sill, textured ceiling with coving, double radiator, twin glazed doors leading to hallway.

LIVING ROOM: 19'7" x 12'10" measurements do not include double glazed bay window to front aspect overlooking garden and along Shetland Close, central fire with wood surround, granite inlay and hearth, two double radiators, twin double glazed doors to rear aspect leading to patio, textured ceiling with coving, twin glazed doors leading to hallway.

FIRST FLOOR: Landing with balustrade, access to loft space, radiator, double glazed window to front aspect, doors to primary rooms, built-in airing cupboard housing hot water cylinder and boiler

supplying domestic hot water and central heating (not tested).

BEDROOM 1: 13'0" x 11'10" Double glazed window to front aspect with deep sill looking along Shetland Close, radiator, textured ceiling with coving, arched opening leading to:

DRESSING ROOM: Twin built-in wardrobes with hanging space and shelving, textured ceiling with coving, double glazed window to rear aspect, door to:

EN-SUITE BATHROOM: Coloured suite comprising: panelled bath with hand grips and shower screen, mixer tap and separate shower over, vanity unit with wash hand basin, mixer tap and cupboards under, concealed cistern w.c., fully ceramic tiled to floor and walls, large mirror, shaver point, textured ceiling with coving, extractor fan, double glazed frosted window to rear aspect with radiator under.

BEDROOM 3: 12'5" x 7'10" Double glazed window to front aspect with radiator under, textured ceiling with coving, ceiling spotlights, built-in double doored wardrobe with hanging space and shelving.

FAMILY BATHROOM: White suite comprising: panelled bath with hand grips, mixer tap and shower attachment, tiled surrounds, shelf unit with cupboard under, double glazed frosted window to side aspect, wash hand basin with mixer tap, mirror and lighting over, storage cupboards over and under, surface to one side with concealed cistern w.c., bidet, shower cubicle with drying area to one end, chrome heated towel rail, vinyl flooring.

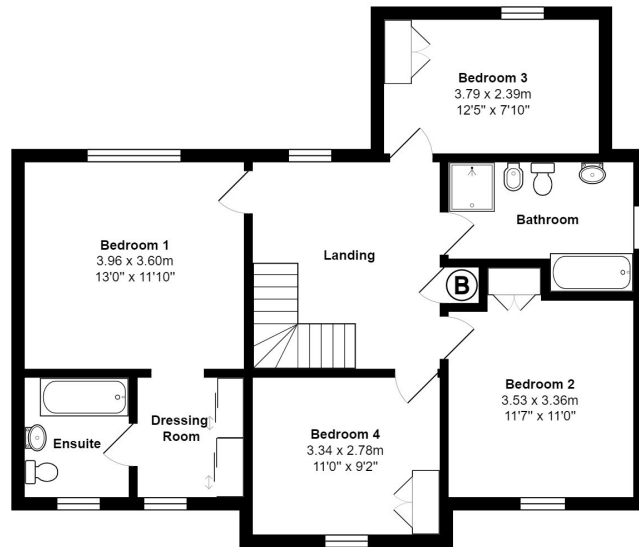
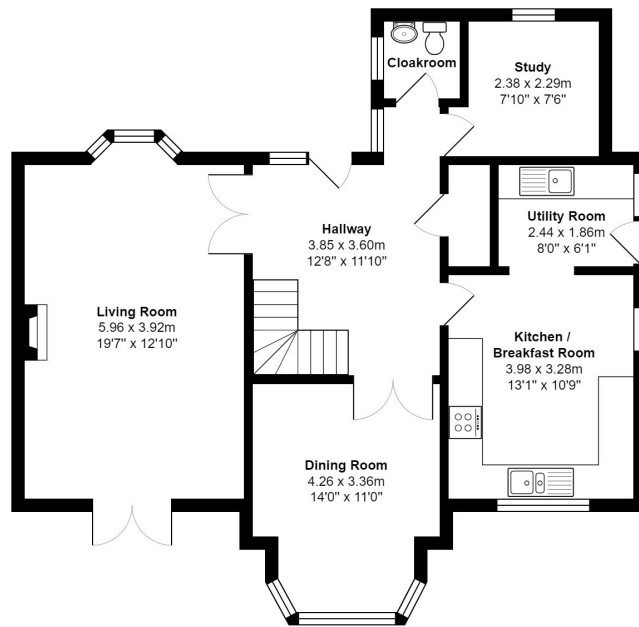
BEDROOM 2: 11'7" x 11'0" Double glazed window to rear aspect overlooking garden with radiator under, built-in wardrobe to one wall with hanging space and shelving, recess for door opening, panelled door.

BEDROOM 4: 11'0" x 9'2" Double glazed window to rear aspect with radiator under, built-in wardrobes to one wall with hanging space and shelving, textured ceiling with coving, panelled door.

OUTSIDE: The garden is enclosed partly by a high brick retaining wall, it is split-level with raised blue brick curved border and raised lawned area with pergola, wooden built shed, wrapping to the rear of the living room is a raised patio with balustrade, steps leading down to a further patio to the rear of the garage, side pedestrian gateway, silver birch tree, range of shrubs, evergreens and bushes including kiwi, fig and grapes vines, outside cold water tap and lighting.

DETACHED DOUBLE GARAGE: 18'11" x 17'7" Twin remote controlled up and over doors, rear pedestrian door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

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