



11 St Andrews Road, Farlington, Hampshire, PO6 1AD

TOWN & COUNTRY  
SOUTHERN



An Exceptional Semi-Detached Family Home

Four Bedrooms & Two Bathrooms  
(One En-Suite)

Easterly Facing Rear Garden with Gym /  
Home Office

2035 Sq Ft of Living Space / Car Parking

An exceptionally well-presented and recently modernised, four bedroom semi-detached family which is situated in a residential location and is close to local shopping amenities, bus routes, surgeries, commutable road links and the catchment for both Solent and

Springfield Schools (subject to confirmation). The property has been extensively updated and redecorated by the current owners and provides 2035 sq ft of living space arranged over three floors and comprises: hallway, cloakroom, living room with twin doors

opening to a 33' dining/family room incorporating kitchen and utility room on the ground floor, on the first floor are three bedrooms and a family bathroom, the primary bedroom is on the top floor with an en-suite shower room.



To the front is off road parking, with side pedestrian access, from the kitchen are bi-folding doors leading to a low maintenance split-level garden with raised terrace, artificial lawn and detached gym/home office with two stores attached. The property is offered with gas fired central heating, double glazing, fitted floor coverings throughout as well as being in excellent decorative order, early viewing is strongly recommended in order to appreciate not only the quality of the accommodation but also the location on offer.

**ENTRANCE:** Lowered kerb leading to resin driveway with parking for approximately two cars, to the right hand side of the property is a pathway and high pedestrian gateway leading to rear garden, large covered porch with wooden pillars and spotlights, main front door with frosted glazed panels leading to:

**HALLWAY:** Karndean wood effect flooring, panelling to dado rail level, balustrade staircase rising to first floor with understairs storage cupboard housing meters, roll top radiator, ceiling spotlights, cloaks cupboard, doors to primary rooms

**CLOAKROOM:** Concealed cistern w.c. with shelf over, wash hand basin with mixer tap, cupboards under and tiled splashback, heated towel rail, extractor fan, ceiling spotlights, matching flooring.



**LIVING ROOM:** 13'8" into bay window x 12'2" Double glazed square bay window to front aspect with plantation shutter blinds and roll top radiator under, panelling to walls, twin black glazed doors leading to family room, central chimney breast with recess and sunken recess for T.V. over with built-in storage cupboards to either side, wall lights, ceiling spotlights, matching Karndean flooring.

**FAMILY / DINING ROOM OPENING TO KITCHEN:** 33'8" overall depth x 10'0" increasing to 16'0" maximum.

**Family / Dining area:** Matching Karndean flooring, black panelled door leading to hallway, roll top radiator, ceiling spotlights.

**Kitchen:** Large central island with breakfast bar on two sides with range of cupboards under, pan drawers and wine cooler, inset hob with central extractor, two glazed skylight windows, range of tall units, twin doors leading to utility room, corner larder style cupboard with range of shelving, twin ovens with storage cupboards over and under, integrated fridge and dishwasher with matching doors, twin bowl butler sink with mixer tap, cupboards under and bin drawer to one side, tiled splashbacks, ceiling spotlights, matching Karndean flooring, underfloor heating, seating area with wiring for wall mounted T.V., double glazed bi-fold doors with inset blinds leading to rear garden.

**UTILITY ROOM:** 7'11" x 6'11" Twin doors from kitchen, range of cupboard, plumbing for washing machine, manifolds for underfloor heating.

**FIRST FLOOR:** Landing with balustrade, frosted double glazed window with plantation shutter blinds to side aspect, staircase rising to top floor, doors to primary rooms.

**BEDROOM 4:** 8'7" x 7'10" Double glazed window to rear aspect with plantation shutter blinds overlooking garden and playing fields beyond, roll top radiator, ceiling spotlights, panelled door.

**BEDROOM 3:** 12'0" x 10'1" Double glazed window to rear aspect with plantation shutter blinds overlooking garden and playing fields beyond, ceiling spotlights, panelled door, roll top radiator.

**BEDROOM 2:** 14'0" into bay window x 12'3" Double glazed square bay window to front aspect with plantation shutter blinds, ceiling spotlights, panelling to one wall with spotlights, roll top radiator, panelled door.

**FAMILY BATHROOM:** White suite comprising: panelled bath with shower screen over, drench style hood and separate shower attachment, frosted double glazed windows to front aspect with plantation shutter blinds, wash hand basin with mixer tap and cupboards under, close coupled w.c., extractor fan, tiled flooring, heated towel rail.



TOP FLOOR: Landing, door to:

BEDROOM 1: 17'0" x 11'10" Measurements taken from approximately 4'0" off floor level with eaves to front ceiling restricting headroom. Range of low level built-in storage cupboard with T bar handles to front aspect, skylight windows, recessed area with vanity unit with drawer under, tall built-in wardrobes, roll top radiator, wall lights, double glazed window with plantation shutter blinds to rear aspect with views over garden towards playing field beyond, narrow recess for T.V., door to:

EN-SUITE SHOWER ROOM: Ceramic tiled shower cubicle with drying area to one end, drench style hood and separate shower attachment with large glazed screen, vanity unit with circular wash hand basin, mixer tap, tiled splashbacks and mirror over, wall light, concealed cistern w.c., tiled flooring, frosted window to rear aspect with plantation shutter blinds, heated towel rail.

OUTSIDE: The rear garden is enclosed by fence panelling on both sides, from the family room is a large raised sandstone tiled terrace with brick borders and steps leading down to lower patio area, false grass lawn leading to the rear of the garden with large matching tiled patio area and detached home office/gym and workshop.

WORKSHOP / STORE: 12'5" x 8'0" PVCu door to front, power and lighting.

HOME OFFICE / GYM: 16'0" x 14'6" Bi-folding doors to front aspect overlooking garden with inset blinds, two panel heaters, exposed brick work to one wall, inset lighting and power, two further central ceiling lights with integrated fans, ceiling spotlights, door to:

STOREROOM: 16'0" x 7'9" Wood laminate flooring, panel heater, power points, ceiling lights

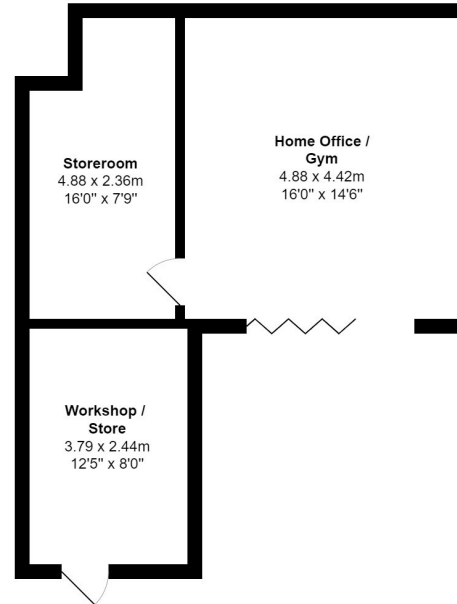
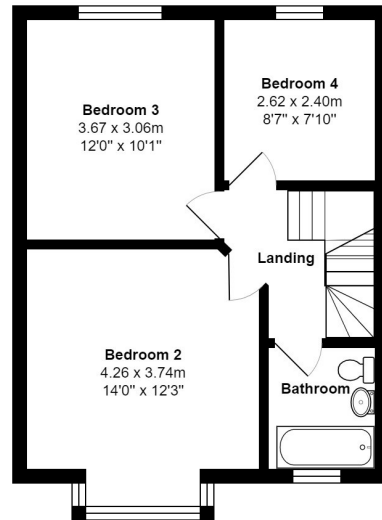
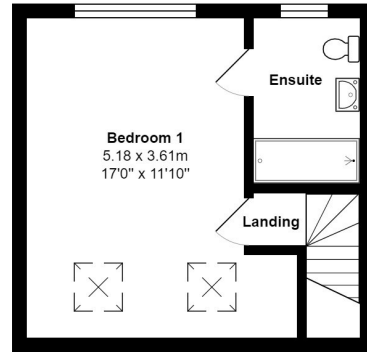
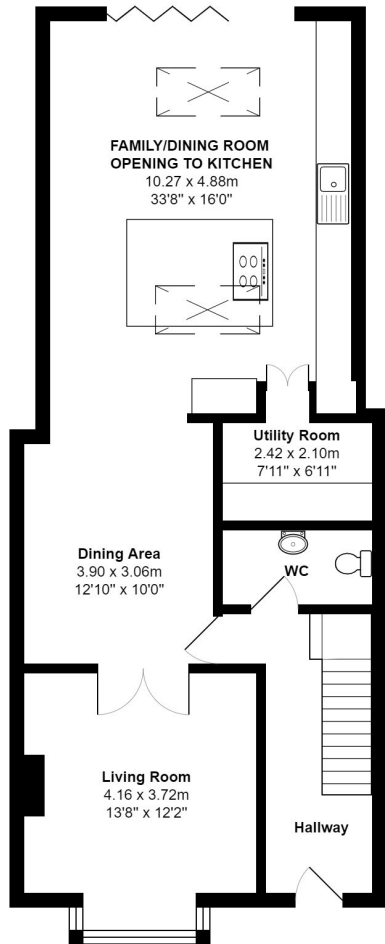
### **AGENTS NOTES:**

Council Tax Band D - Portsmouth City Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 189.0 m<sup>2</sup> ... 2035 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			