



11 Islay Gardens, Cosham, Hampshire, PO6 3UF

TOWN & COUNTRY
SOUTHERN



A Modern Four Bedroom Detached Home
Three Reception Rooms & Two Bathrooms
Kitchen & Separate Utility Room
Double Detached Garage & Car Parking
Facilities

A modern, detached residence which is situated in a cul-de-sac location with views to the rear overlooking the Portsdown Hill open fields. The property provides 1480 sq ft of living space arranged over two primary floors and comprises; entrance hall, cloakroom,

study, fitted kitchen, utility room, dining room opening via an archway to the 17' sitting room on the ground floor, on the first floor are four bedrooms, the primary one has an en-suite and a family bathroom. This executive home has off road parking facilities, a double

detached garage, an enclosed rear garden backing onto Portsdown Hill and side pedestrian access. No.11 enjoys a good position on this exclusive development of approximately 140 similar style and size homes, the house is ideally located within the estate.



The property is located less than half a mile from the local shops as well as local transport links including bus routes, main line railway station and motorway commutable access. Offered with gas fired central heating, double glazing, fitted floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

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, take the first road on the right into Islay Gardens then continue to the bottom end where No. 11 can be found on the right hand side.

ENTRANCE: Situated in a private cul-de-sac of five similar properties and accessed via a brick paviour driveway leading to the detached garage, to the front of the house are further parking spaces, to the right hand side of the garage are shrubs and bushes, lawned front garden with high fence panelling, gateway leading to side garden, bin store to rear of the garage, slate chipping area, covered porch with letterbox, main front door with leadlight frosted glazed panels with matching panel to one side leading to:



HALLWAY: Balustrade staircase with chrome spindles rising to first floor, understairs storage cupboard with cloak hooks, alarm panel, vinyl flooring, radiator, doors to primary rooms, ceiling coving.

STUDY: 10'2" x 7'8" Tall double glazed windows to front aspect overlooking garden, ceiling coving, panelled door, radiator.

CLOAKROOM: Double glazed frosted window to side aspect, pedestal wash hand basin with tiled splashback, low level w.c., tiled flooring.

KITCHEN: 10'9" x 10'2" Comprehensive range of matching wall and floor units with under unit lighting, inset 1½ bowl stainless steel sink unit with mixer tap, double glazed window to rear aspect, overlooking garden, inset Zanussi four ring gas hob with oven under, green glass splashback and extractor hood, fan and light over, range of pan drawers, integrated fridge and freezer with matching doors, corner storage unit, two wall cupboards with glazed panelled doors and inset lighting, narrow work surface with cupboards under and wine rack to one end, ceiling spotlights, contemporary style radiator, glazed panelled door leading to hallway, vinyl flooring, square opening leading to utility room, door to dining room.

UTILITY ROOM: 10'10" x 4'10" Work surface with inset stainless steel sink with mixer tap and waste disposal unit, washing machine point, space for tumble dryer, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), radiator, double glazed window to rear aspect, double glazed door leading to garden, ceiling spotlights, high level electric consumer box.

DINING ROOM: 11'4" x 10'9" Archway leading to sitting room with maximum depth of adjoining rooms 29'0". Wooden flooring, ceiling coving, sliding double glazed door with full height window to one side leading to rear garden, radiator.

SITTING ROOM: 17'8" x 12'5" Full height double glazed windows to front aspect overlooking driveway with matching window to one side, central pebble surround inset fire with frosted double glazed windows to either side, ceiling coving, two radiators.

FIRST FLOOR: Landing with balustrade and chrome spindles, radiator, ceiling coving and spotlights, panelled doors to primary rooms, access to loft space, built-in storage cupboard with range of shelving.

BEDROOM 1: 12'7" x 12'0" Double glazed windows to front aspect, radiator, ceiling coving, built-in double doored wardrobe with hanging space and shelving, door to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with sliding panelled door, low level w.c., pedestal wash hand basin with mixer tap and tiled splashback, heated towel rail, tiled flooring, double glazed frosted window to side aspect, extractor fan, ceiling spotlights.

BEDROOM 2: 12'8" x 9'10" Double glazed window to rear aspect overlooking garden and towards fields beyond, built-in double doored wardrobe to one wall with hanging space and shelving, radiator, ceiling coving and spotlights, wood laminate flooring.

BEDROOM 4: 12'1" x 7'1" Double glazed windows to rear aspect overlooking garden and fields beyond, built-in double doored wardrobe with hanging space and shelving, wood laminate flooring, radiator.

FAMILY BATHROOM: White suite comprising: double ended panelled bath with central mixer tap and tiled surrounds, pedestal wash hand basin with mixer tap and tiled splashback, close coupled w.c., double glazed frosted window to side aspect, mirror with lighting, tiled flooring, corner shower cubicle with curved sliding doors, extractor fan, ceiling spotlights, heated towel rail.

BEDROOM 3: 12'3" x 9'1" Twin double glazed windows to front aspect, radiator, range of built-in wardrobes to one wall with hanging space and shelving, ceiling coving.

OUTSIDE: To the right hand side of the property is a paved pathway and sunken concrete area, external meter cupboards, cold water tap, paved area wraps round to the rear of the property with large patio area, the garden is enclosed by fence panelling on all sides, mature shrubs, evergreens and bushes, mature silver birch tree, the garden backs onto fields.

DETACHED GARAGE: 17'10" x 17'9" Remote control shutter roller door, separate alarm, power points, side pedestrian door, separate consumer box.

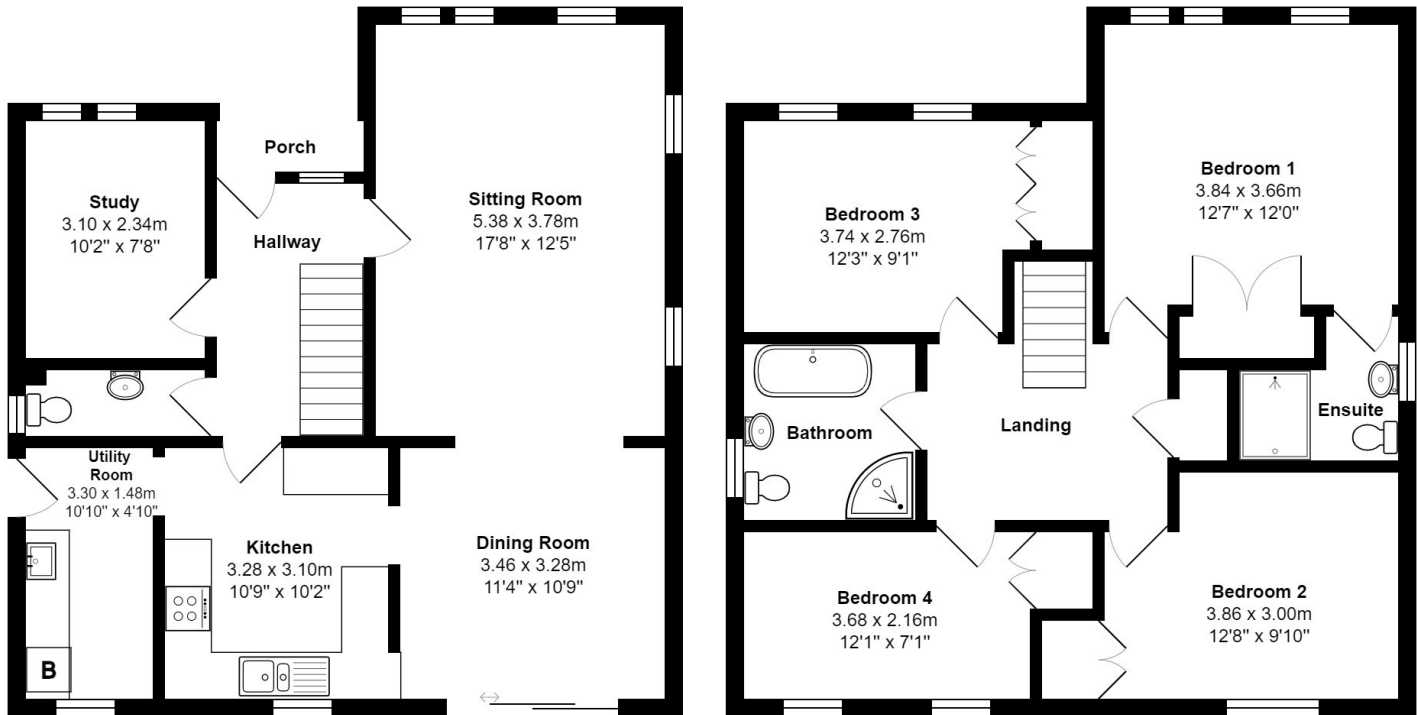
AGENTS NOTES:

Council Tax Band F- Portsmouth City Council

Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](http://openreach.com)

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





Total Area: 137.5 m² ... 1480 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(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	
<small>WWW.EPC4U.COM</small>		

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.