



2 Domum Road, Copnor, Portsmouth, Hampshire, PO2 0QZ



## Features

- An Extended End of Terrace Home
- Five Bedrooms
- 24' Open Plan Fitted Kitchen / Dining & Living Room
- 2451 Sq Ft of Living Accommodation

## PROPERTY SUMMARY

An extensive end of terrace family home which provides 2451 sq ft of living space arranged over three floors. On the ground floor is an entrance hall leading directly into a 24' open plan kitchen incorporating dining and family seating area with bi-folding doors

leading to rear garden, home office, sitting room, utility/storeroom and cloakroom. On the first floor are three double bedrooms, one with an en-suite shower room and a feature family bathroom, on the top floor are two further bedrooms. To the front is off road parking and side pedestrian access and

to the rear is a low maintenance garden with detached home office/summer house with cloakroom; the property is offered in excellent order with central heating, double glazing, fire alarm and sprinkler system.



Domum Road is situated close to Mayfield School, College Park as well as the Rugby Camp Cricket Ground, Pompey Health and Fitness Club, local shopping amenities and good commutable road links. Early internal viewing of this extended family home is strongly recommended in order to appreciate the accommodation and location on offer.

#### ENTRANCE

Lowered kerb leading to resin based forecourt with off road parking at an angle for one car, to the right hand side of the property is a brick retaining wall with soldier railings over and large side pedestrian gate to rear garden, external meter cupboard, lighting, main front door with frosted glazed panels and etched glass panels to one side and over, leading to:

#### HALLWAY

Balustrade staircase rising to first floor, opening directly into family room, contemporary style radiator, wood laminate flooring, ceiling spotlights, wired-in alarm.



#### SITTING ROOM

14' 2" x 12' 7" (4.32m x 3.84m) Double glazed square bay window to front aspect with blinds, tall contemporary style radiator.

#### HOME OFFICE

10' 0" x 6' 7" (3.05m x 2.01m) Wood laminate flooring, double glazed window to front aspect with blinds, radiator.

#### OPEN PLAN KITCHEN INC. SEATING & DINING AREA

24' 4" x 23' 2" (7.42m x 7.06m) Decreasing to 18'7" Large under stairs storage cupboard, door to boiler room and cloakroom, gloss tiled flooring.

**Kitchen:** Comprehensive range of matching wall and floor units with quartz work surface, inset 1½ bowl sink unit with mixer tap and drainer to one side, pull-out bin drawer, five ring gas hob with pan drawers under, glass splashback, extractor hood, fan and light over, eye-level Bosch ovens and grills with drawers under and storage cupboards over, integrate fridge and freezer with matching doors, central island with quartz work surface with curved corners, breakfast bar to one side, wine cooler and pan drawers under, ceiling spotlights, wired-in alarm, integrated Montpellier dishwasher with matching door, brushed steel fronted power points.

**Family area:** Ceiling spotlights, skylight window, wire-in alarm, tall contemporary style radiator, bracket and wiring for wall mounted T.C., two further contemporary style radiators.

**Dining area:** Bi-folding doors to rear aspect with integrated blinds.



#### UTILITY/STORE

9' 2" x 6' 7" (2.79m x 2.01m) Door to cloakroom, radiator, matching flooring, water tank and pump system for alarm sprinkler system, washing machine point.

#### CLOAKROOM

Low level w.c., pedestal wash hand basin with mixer tap, matching flooring.

#### FIRST FLOOR

Landing with balustrade, contemporary style radiator, doors to primary rooms, door to inner hallway and staircase to top floor.

#### BEDROOM 2

11' 10" x 11' 3" (3.61m x 3.43m) Twin double glazed windows to rear aspect with blinds, radiator.

#### BEDROOM 1

14' 4" into bay window x 11' 9" (4.37m x 3.58m) Double glazed square bay window to front aspect with blinds, door to en-suite shower room, radiator.

#### EN-SUITE SHOWER ROOM

Fully ceramic tiled to floor and walls, shower cubicle with sliding door, drench style hood and separate shower attachment, close coupled w.c., double glazed frosted window to front aspect, rectangular wash hand basin with drawers under, mirror fronted medicine cabinet over, chrome heated towel rail, ceiling spotlights.

#### INNER LANDING

Staircase to top floor, large under stairs storage cupboard.

#### BEDROOM 3

11' 10" x 10' 3" (3.61m x 3.12m) Double glazed window to rear aspect with blinds, radiator, access to loft space.

#### FEATURE FAMILY BATHROOM

10' 7" x 6' 6" (3.23m x 1.98m) Double glazed frosted glass window to front aspect, fully ceramic tiled to floor and walls, extractor fan, close coupled w.c., wash hand basin with mixer tap and medicine cupboard over, chrome heated towel rail, corner shower cubicle with drench style hood and separate shower attachment, double ended bath with twin mixer tap.

#### TOP FLOOR

Landing with skylight window, access into loft storage eaves to front and rear aspect, ceiling spotlights.

#### BEDROOM 4

19' 3" x 11' 0" maximum (5.87m x 3.35m) Decreasing to 6'0" measurements taken from approximately 3' off floor level with eaves to rear ceiling restricting headroom, access to loft storage space, radiator, large double glazed dormer window to rear aspect with views towards Portsdown Hill in the distance, ceiling spotlights.

#### BEDROOM 5

19' 3" x 11' 4" (5.87m x 3.45m) Decreasing to 6'0" at narrowest point, measurements taken from approximately 3' off floor level with eaves to front ceiling restricting headroom, access to loft storage space, double glazed dormer window to front aspect, ceiling spotlights, radiator.

#### OUTSIDE

To the rear, accessible from the kitchen and family room are bi-folding doors leading to large paved patio, false grass lawn leading to composite decked area, lighting.

#### DETACHED HOME OFFICE / SUMMER HOUSE

21' 0" x 14' 5" (6.4m x 4.39m) Increasing to maximum 20'8" Six skylight windows, ceiling spotlights, power points, electric radiator, wood laminate flooring, wiring for wall mounted T.V., double glazed window overlooking garden, bi-folding doors to decked area, zoned lighting.

#### CLOAKROOM

Low level w.c., pedestal wash hand basin with mixer tap, electric consumer box, extractor fan.

#### AGENTS NOTES

Council Tax Band C - Portsmouth City Council

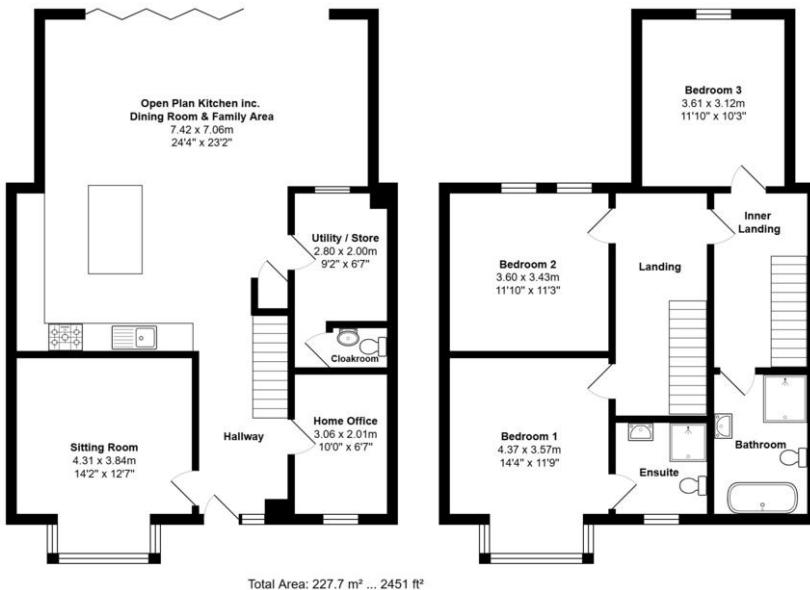
Broadband – ADSL/FTTC Fibre Checker

([openreach.com](http://openreach.com))

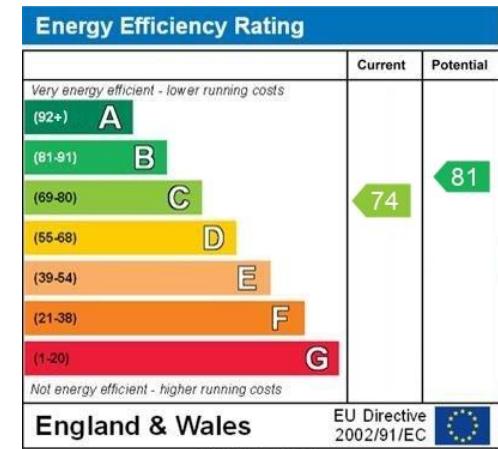
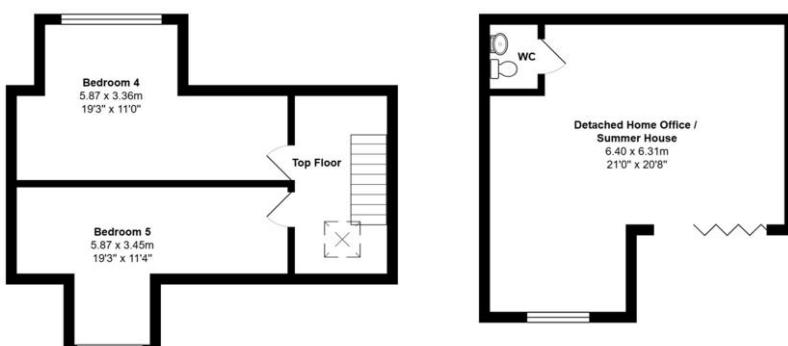
Flood Risk – Refer to – ([GOV.UK](http://GOV.UK/check-long-term-flood-risk.service.gov.uk) (check-long-term-flood-risk.service.gov.uk))

AML Checks – By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





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 any important matters likely to affect your decision to buy, please contact us before viewing the property.