



4 Firlands Rise

Bedhampton | Hampshire | PO9 3LD | £870,000

FINE & COUNTRY

# STEP INSIDE

## 4 Firlands Rise | Freehold

This family home is situated in an elevated location at the eastern end of a small cul-de-sac of only four properties. The property is well maintained throughout and provides 3057 sq ft of living space arranged over two primary floors and comprises: hallway with galleried landing over, 21' sitting room, dining room, 25' open plan kitchen / breakfast room, cloakroom, utility room and study on the ground floor with four bedrooms, the master having an en-suite shower room and large family bathroom on the first floor. Being located in an elevated position, the upper floor has views towards Langstone Harbour and the City of Portsmouth in the distance, the enclosed gardens wrap around the house on three sides with a large parking and turning area as well as a garage. Located in a popular, residential position this property is conveniently located for local commutable road and rail links, recreation grounds and schools. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

COUNCIL TAX BAND: G

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction, taking the last road on the left hand side before the A3(M) junction into Bedhampton Hill, bear left into Glebe Park Avenue where the turing for Firlands Rise is located a short distance up the hill on the left hand side, No.4 can be found immediately on the right hand side of this private road.

**ENTRANCE:** From Glebe Park Avenue, lowered kerb leading to private driveway providing access to numbers 1 to 4 Firlands Rise. Curved retaining wall with shrubs, bushes and mature trees, steep tarmac driveway with off road parking for numerous cars and access to garage, to the right hand side is a raised brick border with manicured

hedge, external meter cupboards, covered car port wrapping round to the rear, directly to the front is a further retaining wall with shrubs and bushes, steps leading up to garden, steps with railings leading to grey main front door with frosted panels with matching panel to one side leading to:

**PORCH:** Tiled flooring, radiator, ceiling coving, internal glazed panelled door with frosted window to one side leading to:

**HALLWAY:** L shaped, 29'3" x 5'2" increasing to 15'0" maximum. Double glazed window to side aspect, balustrade staircase rising to galleried landing over, ceiling spotlights and coving, wooden flooring, feature circular window to side aspect, radiator, doors to primary rooms, twin glazed doors leading to sitting room.

**KITCHEN / BREAKFAST ROOM:** 25'7" x 12'8" increasing to 14'8" at widest point.

**Kitchen:** Comprehensive range of cream fronted wall and floor units with roll top work surface over, double glazed bay window to front aspect, inset 1½ bowl ceramic sink unit with mixer tap and cupboards under, inset Smeg five ring gas hob with tiled splashback, extractor hood, fan and light over, under unit lighting, eye-level Rangemaster double oven and grill with storage cupboards over and under, integrated fridge and freezer with matching doors, tall larder style cupboard with pull-out shelving, dresser style unit with matching roll top work surface and cupboards under and central basket style shelving and drawers, kick plate heating, two wall mounted units with glazed panelled doors and central book shelving, tiled flooring, high level shelf for microwave with cupboards to either side, peninsular style divide leading to dining area, central island with split-level wood block surface and cupboards under.







**Breakfast Room:** Matching tiled flooring, radiator, double glazed corner window with further window to front aspect overlooking garden, ceiling coving and spotlights.

**SITTING ROOM:** 21'3" x 14'6" increasing to maximum 18'0" into recess with twin glazed doors leading to hallway, matching wooden flooring, twin double glazed doors with full height windows to either side leading to raised terrace overlooking front garden, ceiling coving, wall up-lighters, two radiators, double glazed window to rear aspect overlooking garden, central curved wooden surround fireplace with granite inlay and hearth with open fire (not tested) (capped of gas supply).

**DINING ROOM:** 17'1" x 13'0" Matching wooden flooring, glazed panelled door leading to hallway, wall lights, radiator, twin double-glazed doors leading to side and rear garden & patio area, double glazed window to rear aspect.

**STUDY / HOME OFFICE:** Primary area 12'0" x 17'1" maximum. 'L' shaped, with an area 7'6" x 5'4" recessed area with door leading to hallway, radiator, ceiling coving, double glazed windows to rear aspect, matching wooden flooring.

**INNER HALLWAY:** Controls for alarm panel, glazed panelled door to hallway, wooden flooring, door to cloakroom and door to utility room:

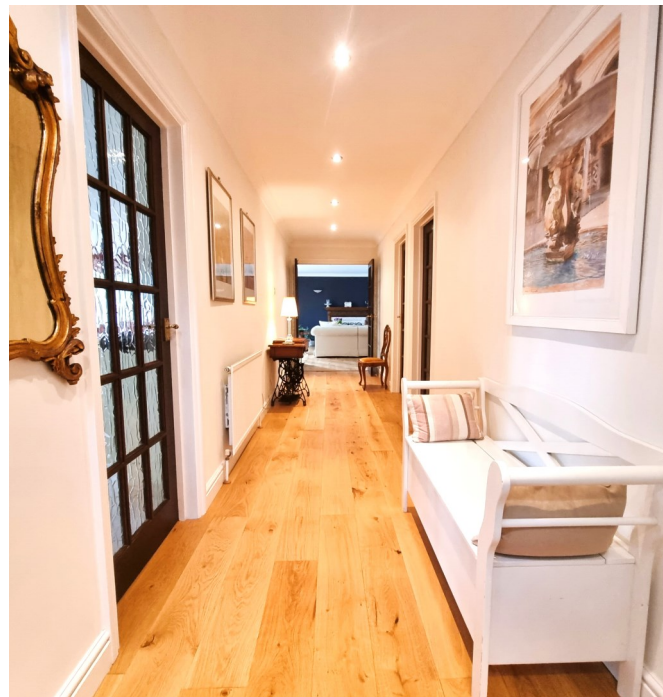
**CLOAKROOM:** Low level w.c., ceramic tiled to half wall level, arched opening leading to cloakroom, hanging area, wash hand basin with mixer tap, tiled to half wall level, bidet, tiled flooring, radiator, mirror and lighting, extractor fan, ceiling spotlights.

**UTILITY ROOM:** 11'1" x 7'3" Ceramic tiled flooring, radiator, ceiling coving, glazed panelled door, door to garage, single drainer stainless steel sink unit with mixer tap and cupboards under, washing machine point, double glazed frosted door leading to rear garden, space for free standing fridge/freezer, tall larder cupboard, space for tumble dryer with work surface over.

**GARAGE:** 19'1" x 17'0" Double glazed frosted windows to rear aspect, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), range of shelving, remote control up and over door, power points.

**FIRST FLOOR:** Landing with double glazed window to side aspect with far reaching views, wooden flooring, ceiling spotlights and coving, wired-in alarm, radiator, built-in airing cupboard housing hot water cylinder and shelving.

**BEDROOM 1:** 21'4" x 14'6" Double glazed window to front aspect with far reaching views over tree line towards Langstone Harbour and Hayling Island in the distance, radiator, ceiling spotlights and





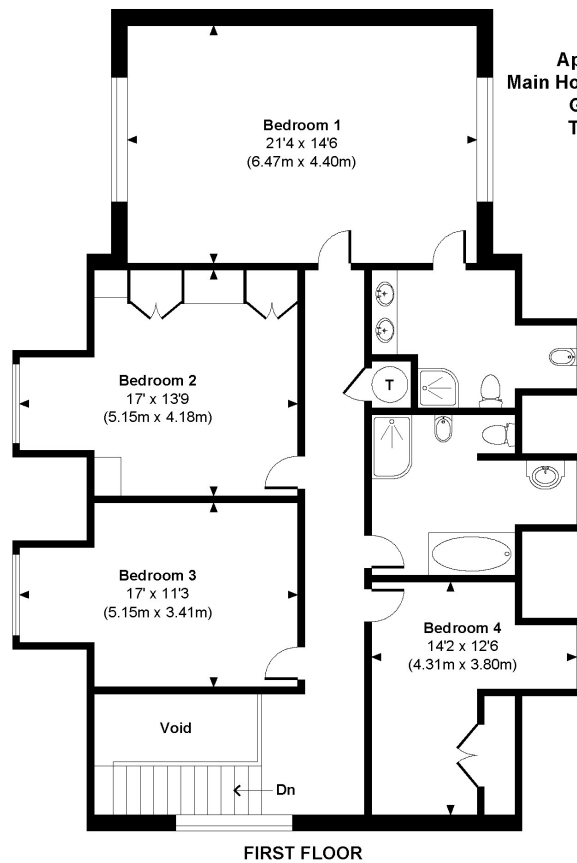
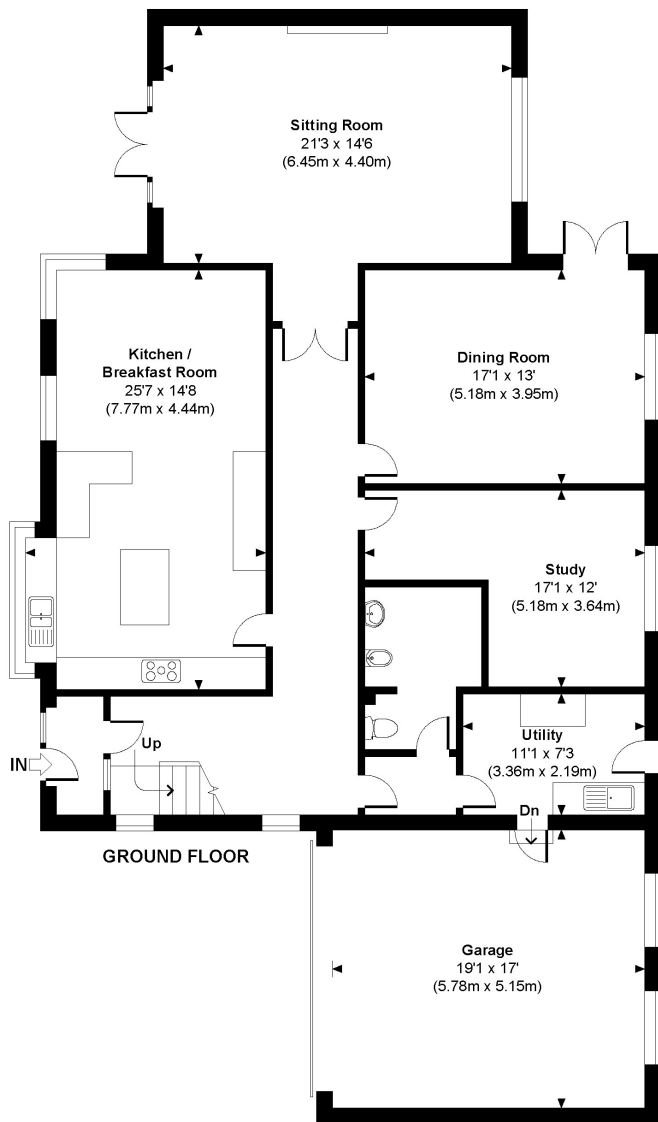
coving, wooden flooring, double glazed windows to rear aspect overlooking garden with radiator under, door to:

**EN-SUITE SHOWER ROOM:** Fully ceramic tiled corner shower cubicle with curved panelled doors, vanity unit with twin circular wash hand basins with mixer taps, cupboards and drawers under, low level w.c., with dual flush, bidet, ceramic tiled to half wall level, double glazed frosted dormer window to rear aspect, tiled flooring, shaver point, ceiling coving and spotlights, extractor fan.

**BEDROOM 2:** 17'8" x 13'9" Double glazed dormer window to front aspect with outstanding views over tree line towards Langstone Harbour and Hayling Island in the distance, radiator, wooden flooring, ceiling coving, range of built-in bedroom furniture including wardrobes, chest of drawers, bedside cabinets, storage shelf, panelled door.

**FAMILY BATHROOM:** White suite comprising: panelled bath with corner mixer tap and shower attachment, ceramic tiled to half wall level, double glazed frosted dormer window to rear aspect, vanity unit with oval wash hand basin and mixer tap with cupboards under, tiled flooring, radiator, large corner shower cubicle with curved panelled doors, ceiling spotlights, extractor fan, bidet, close coupled w.c., with dual flush, ceiling spotlights, panelled door.





**Firlands Rise**  
 Approximate Gross Internal Area  
 Main House = 2737 Sq Ft / 254.27 Sq M  
 Garage = 320 Sq Ft / 29.77 Sq M  
 Total = 3057 Sq Ft / 284.04 Sq M  
 Excludes void.



**BEDROOM 4:** 14'2" x 6'5" measurements do not include recessed area with double glazed dormer window to rear aspect (12'6" max.), radiator, wooden flooring, panelled door, double doored built-in wardrobe to one wall with rail and shelving, panelled door.

**BEDROOM 3:** 17'0" into dormer window x 11'3" Double glazed dormer window to front aspect with views over tree lines towards Langstone Harbour, Hayling Island in the distance and towards the City of Portsmouth, wooden flooring, panelled door, ceiling coving, radiator.

**OUTSIDE:** To the left-hand side of the property is a curved brick retaining wall with manicured hedge, external meters, power points, covered car port with lighting and wraps to the rear of the property, patio area, cold outside tap, rotary line area. Lawn with raised border and manicured hedge, pathway leading to large patio area with doors to dining room, rockery style area with wooden built garden shed and greenhouse, the lawned garden wraps round the property on two sides with fence panel borders, manicured hedges, mature shrubs, evergreens and bushes, directly to the front of the sitting room is a raised terrace area with balustrade, further cold water tap, paved steps and pathway. Sunken / hidden former air raid shelter.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	68	75
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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