



33 Drayton Lane

Drayton | Hampshire | PO6 1HG

FINE & COUNTRY



# STEP INSIDE

33 Drayton Lane | £1,100,000 | Freehold

If you are looking for a home which suits multi-generational living then look no further, Drayton Lane is one of the most popular locations within Drayton and referred to by many as the 'last Lane' in Portsmouth. No.33 is set back from the Lane behind a bank and retaining wall with a crescent style drive-in, drive-out facility with parking for numerous cars as well as an integral garage. The property itself is also unique as it comprises of two dwellings, the main house has 1710 sq ft of living space arranged over two floors and comprises: hallway, 20' sitting room, dining room, kitchen opening to conservatory/breakfast room, utility room, cloakroom and garage on the ground floor, with three double bedrooms, an en-suite shower room and family bathroom on the first floor. Within the westerly facing rear garden is a large workshop and detached one bedroom bungalow with a sitting room, bathroom, kitchen and bedroom, providing a further 425 sq ft of extra living space. The property is ideally situated for the growing family with a good size rear garden, side pedestrian access and being located in a popular residential, elevated location which is in easy access of local shopping amenities, bus routes, recreation grounds and the catchment of both Solent and Springfield Schools (subject to confirmation). Offered with no forward chain, early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Two lowered kerbs to either side of curved brick retaining wall with brick paved crescent shaped driveway, lawned garden to the middle with central silver birch tree, to either side are shrubs and bushes with mature hedge and fence panelling, to the right hand side of the property is access to the garage, curved steps leading to main front door with cover over and lighting, to the left hand side of the property is a further driveway with twin wooden gates leading to rear garden, main front door leading to:

**HALLWAY:** Wooden flooring, doors to primary rooms, balustrade staircase rising to first floor, radiator, ceiling coving.

**SITTING ROOM:** 20'6" x 11'2" Double glazed windows to front and side aspect with radiator under, stripped and stained architraves, skirting boards and panelled door, wall and ceiling lights, surround fireplace with electric fire, double glazed window to rear aspect with low sill and radiator under, twin glazed doors leading to breakfast room/kitchen.

**DINING ROOM:** 13'0" x 12'5" Double glazed windows to front and side aspects, radiators, ceiling coving, corner tiled surround fireplace with brickette surround tiled hearth, serving hatch to kitchen, panelled door, dimmer switch, wall and ceiling lights.

**CLOAKROOM:** Access to understairs storage cupboard, vanity unit with wash hand basin with mixer tap and range of cupboards under, fully ceramic tiled to walls and floor, low level w.c., restricted ceiling height, ceiling spotlights, extractor fan, frosted double glazed window to rear, two wall mounted units with central mirror.

**KITCHEN:** 12'4" x 8'1" opening via archway leading to large breakfast/dining area.

Kitchen: Comprehensive range of wood fronted wall and floor units with granite work surface, serving hatch to sitting room, under unit lighting, two wall mounted units with glazed panelled doors and glass shelving, tiled surrounds, range of pan drawers, inset AEG four ring gas hob with oven under, extractor hood, fan and light over, controls for central heating boiler, integrated fridge with matching door, inset single drainer sink unit with mixer tap, integrated AEG dishwasher with matching door, tiled flooring, ceiling spotlights and coving, radiator, dimmer switch.













**CONSERVATORY / BREAKFAST ROOM:** 19'1" x 11'2" Sloping roof with two skylights windows with integrated blinds, ceiling spotlights, tiled flooring, twin double-glazed doors leading to rear garden with full height panels to either side, windows with low sill and radiators under to side and rear aspect overlooking garden, further radiator, door to:

**UTILITY ROOM:** 11'2" x 8'10" Newly fitted (2023) wall mounted Vaillant boiler supplying domestic hot water and central heating, range of wall and floor units with roll top work surface, under unit lighting, tiled flooring, double glazed door with windows to either side and low sills leading to rear garden, radiator, space and plumbing for washing machine and tumble dryer, inset single drainer stainless steel sink unit with mixer tap and cupboards under, ceramic tiled surrounds, skylight window with blind, ceiling spotlights, walk-in storage cupboard, door to:

**GARAGE:** 20'4" x 8'1" Up and over door, wall mounted gas meter and newly fitted electric consumer box.

**FIRST FLOOR:** Landing with large double-glazed window to rear aspect overlooking garden, stripped and stained skirting boards, architraves and panelled doors, built-in airing cupboard housing hot water cylinder, access to loft space, ceiling coving.

**BEDROOM 2:** 14'11" x 11'2" Range of built-in wardrobes to one wall with hanging space and shelving, double glazed window to rear aspect overlooking garden, dual aspect double glazed windows to front and side, radiator, panelled door.

**BEDROOM 1:** 13'0" x 12'5" Dual aspect double glazed windows to front and side with far reaching views towards Langstone Harbour in the distance, range of chest of drawers, radiator, floor to ceiling built-in wardrobes and bedroom furniture including bedside cabinets with arched display shelving and over bed storage cupboards, door to:

**EN-SUITE SHOWER ROOM:** Fully ceramic tiled shower cubicle with Aqualisa shower, vanity unit with wash hand basin, mixer tap and cupboards under, mirror fronted medicine cabinet over, ceramic tiled surrounds, double glazed window to front aspect, heated towel rail, tiled flooring, concealed cistern w.c.

**FAMILY BATHROOM:** White suite comprising: double ended panelled bath with central mixer tap, shower attachment and folding shower screen over, ceramic tiled to half wall level, tiled flooring, double glazed window to rear aspect overlooking garden, vanity unit with wash hand basin and cupboards under, concealed cistern w.c., mirror, chrome heated towel rail.

**BEDROOM 3:** 19'7" x 8'0" Wood laminate flooring, stripped and stained skirting boards, double glazed window to front aspect with radiator under, double glazed window to rear aspect overlooking garden, second radiator.







**OUTSIDE:** Directly to the rear of the house is a patio accessible from the kitchen, breakfast room and utility room, the patio measures 28'0" x 17'0 approx., with brick pillars and wrought iron railings, high retaining wall to one side, cold water tap, gates from patio providing access onto side and main garden, directly to the rear of the living room is a lowered patio area with mature tree, the westerly facing garden has a central magnolia tree, raised flowering borders and is enclosed by fencing, mature shrubs and bushes, detached garage/workshop, greenhouse and to the westerly end of the garden is a detached bungalow with paved areas to the front and side aspect.

**DETACHED ANNEXE BUNGALOW:** Double glazed main front door with frosted panel leading to:

**HALLWAY:** Opening directly into living room, radiator, doors to primary rooms.

**BATHROOM:** White suite comprising: panelled bath with separate shower over and screen, radiator, fully ceramic tiled to walls, vinyl flooring, pedestal wash hand basin, low level w.c., double glazed frosted window to front aspect, extractor fan, mirror fronted medicine cabinet, shaver point.

**KITCHEN:** 10'10" x 6'3" Comprehensive range of matching wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap and cupboard space under, washing machine point, inset four ring gas hob with double oven under, extractor hood, fan and light over, fully ceramic tiled to wall and floor, space for fridge, tall larder style unit with range of shelving, borrowed light window and serving hatch to living room, one wall mounted unit

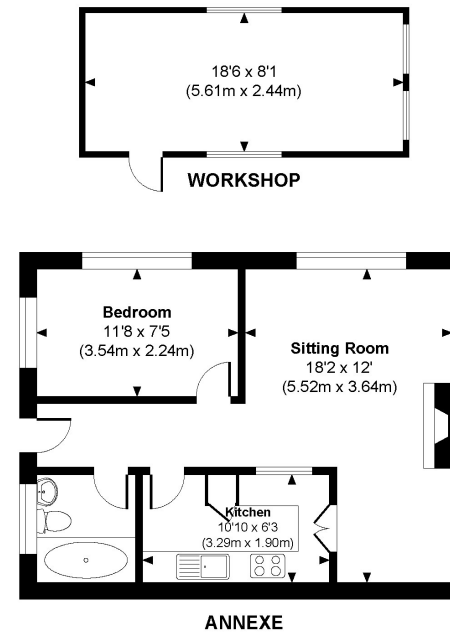
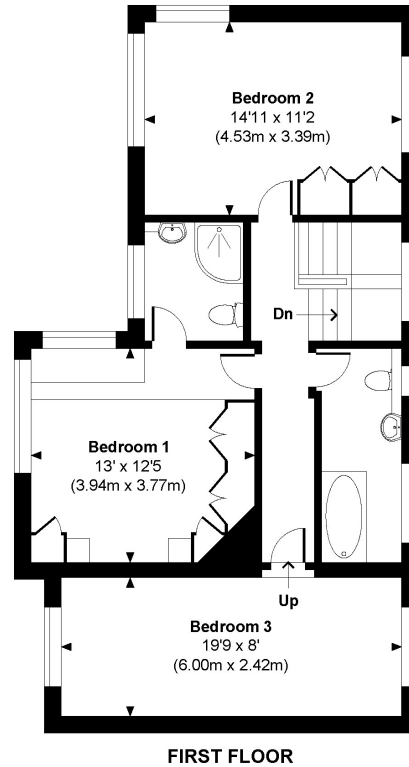
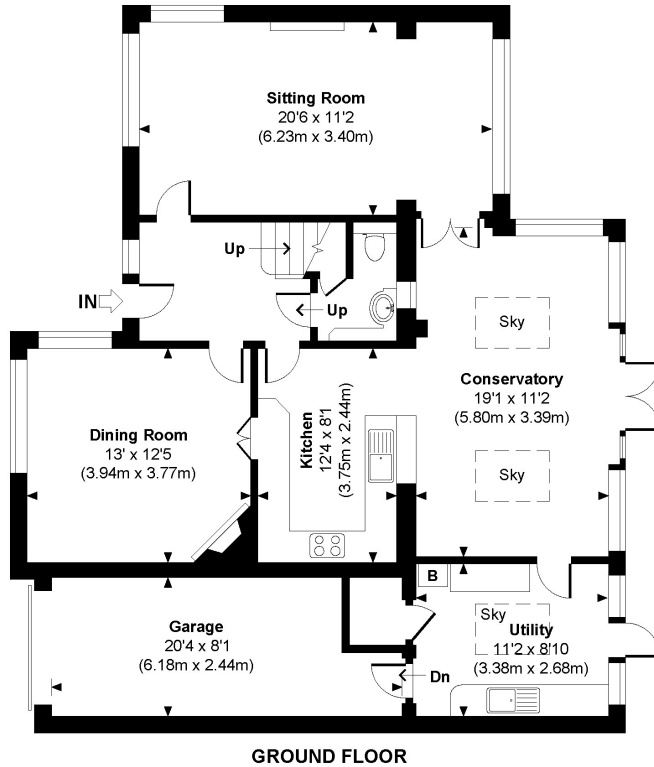
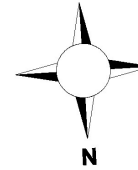




# Drayton Lane

Approximate Gross Internal Area  
 Main House = 1710 Sq Ft / 158.84 Sq M  
 Garage = 147 Sq Ft / 13.68 Sq M  
 Annexe = 435 Sq Ft / 40.41 Sq M  
 Workshop = 148 Sq Ft / 13.69 Sq M  
 Total = 2439 Sq Ft / 226.62 Sq M

Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

housing Glow-worm boiler supplying domestic hot water and central heating to the bungalow only, cupboard housing newly fitted electric consumer box and gas meters.

**BEDROOM:** 11'8" x 7'5" Dual aspect double glazed windows to front and side overlooking garden, radiator.

**LIVING ROOM INC. DINING AREA:** 18'2" decreasing to 11'6" x 12'0" maximum, opening directly into hallway, three radiators, access to insulated roof space, serving hatch to kitchen, surround fireplace with painted hearth and coal effect gas fire, double glazed window to side aspect.

**WORKSHOP:** 18'6" x 8'1"

**AGENTS NOTES:**

Council Tax Band – E - Portsmouth City Council

Broadband – ASDL/FTTC [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)))

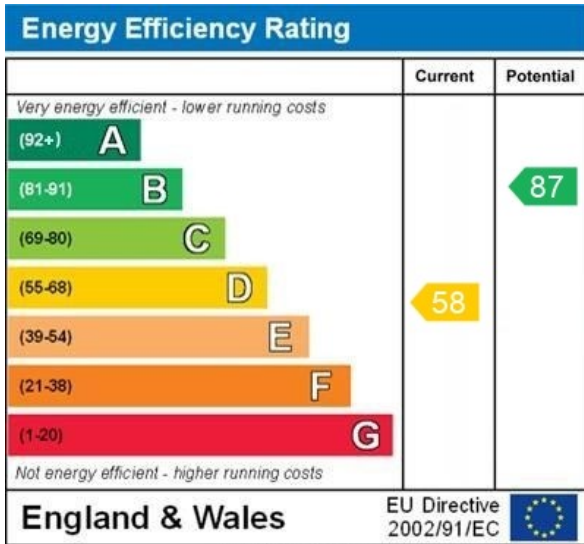
**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction taking the first road on the left hand side into Drayton Lane where No.33 can be found on the left hand side towards the top of the Lane.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.

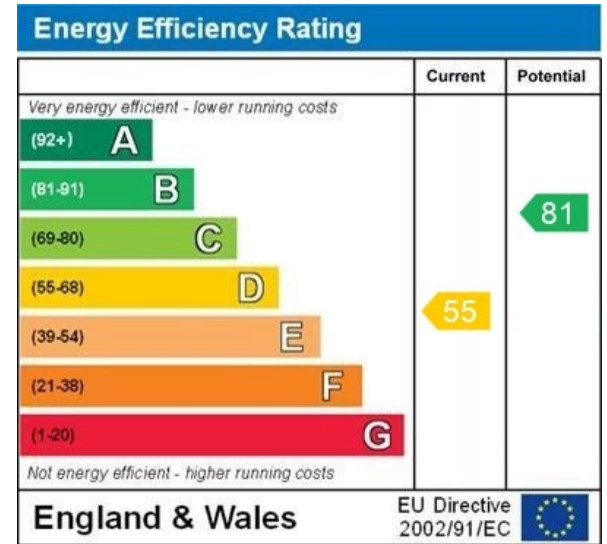






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Fine & Country Southern Hampshire  
 141 Havant Road, Drayton, Hampshire PO6 2AA  
 023 93 277277 | drayton@fineandcountry.com

