



77 Carmarthen Avenue | Drayton | Portsmouth | Hampshire | PO6 2AG

FINE & COUNTRY



**£1,175,000 - Freehold**



### Features

- An Impressive Detached Family Home
- Five Bedrooms, Shower Room & Family Bathroom
- One Bedroom Self-Contained Ground Floor Annexe

### PROPERTY SUMMARY

No.77 proudly sits at the top of one of Drayton's most popular and sought after tree lined avenues and has more to offer than many other homes in the area with the added advantage of a separate self-contained one bedroom annexe on the ground floor. This impressive house is arranged over two floors with 2874 sq ft of living space with

five bedrooms, a roof terrace from bedroom two, family bathroom and a separate shower room on the first floor. On the ground floor is a 26' kitchen incorporating family and dining area, separate drawing room, utility room and cloakroom. The westerly facing L shaped level rear garden is also larger than average and enclosed by mature hedges with a separate log cabin at the end of the

garden. Outstanding views towards Portsdown Hill, Langstone Harbour can be seen from the front elevation and from the rear the City of Portsmouth, Isle of Wight beyond can be seen from bedroom two and from the roof terrace of bedroom three. The self-contained annexe can be accessed from either the hallway of the main house or a private door at the side and comprises;



large hallway with doaks cupboards leading to sitting room with doors onto the garden, wet room, bedroom, outer lobby leading to 14' kitchen and shower room. Offered with a mple off-road parking, side pedestrian a ccess, as well as being located adjacent to Portsdown Hill and within the catch ment of both Court Lane and Springfield Schools (subject to confirmation), early viewing of this unique family home is strongly recommended in order to appreciate both the accommodation and location on offer.

#### ENTRANCE

Brick retaining wall with pillared gateway leading to resin driveway with off road parking for numerous cars, to the right hand side is a wooden fender border with lighting leading to raised lawn area and a rched topped gate way to rear garden, curved steps up to covered porch and main front door with frosted leadlight panels with matching panels to ei ther side and over leading to:

#### FOYER

Tiled flooring, recessed doaks cupboard, panelling to half wall level, double glazed frosted window to side aspect, high level shelving with shoe store under, internal part-glazed door to:

#### HALLWAY

16' 1" x 15' 10" (4.9m x 4.83m) Oak wooden flooring, balustrade staircase rising to first floor, undertsairs storage cupboard, picture rail, doors to primary rooms, large walk-in storage cupboard with part-glazed panelled door, radiator.





#### CLOAKROOM

Low level w.c., pedestal wash hand basin, tiled splashback, panelling to half wall level on two walls, radiator, narrow built-in storage cupboard, double glazed frosted window to side aspect, vinyl flooring.

#### DRAWING ROOM

19' 4" into bay window x 13' 5" (5.89m x 4.09m) Double glazed bow bay window to front aspect with plantation shutter blinds and curved seating under with views at an angle towards Portsdown Hill, low level panelling to all walls, radiator, ceiling coving, composite stone surround fireplace with remote control log fire, second radiator, part-glazed panelled door to hallway.

#### UTILITY ROOM

10' 10" x 9' 7" (3.3m x 2.92m) Double glazed frosted glass door to side garden, range of floor units with inset sink unit and drainer to one side, integrated fridge with matching door, dark grey built-in cupboards to one wall with range of shelving, extractor fan, ceiling spotlights and coving, contemporary style tall radiator, glazed panelled door to hallway, Amtico flooring, double doors leading to utility area with plumbing for washing machine and space for tumble dryer, tall integrated freezer with matching door.

#### KITCHEN / DINING. LIVING AREA

27' 0" x 14' 5" (8.23m x 4.39m) Kitchen: Recently renewed kitchen with range of dark grey floor units and tall units to one wall with granite work surface, inset sink unit and Quooker hot water tap, plinth lighting, narrow range of units to one wall, integrated fridge with matching door, eye-level AEG oven and grill, warming drawer, second AEG combined microwave / oven with storage cupboards over and under, tall larder style unit, integrated bin drawer and Neff dishwasher with matching doors, Amtico flooring, double glazed frosted window to side aspect, central island with range of drawers and cupboards under with breakfast bar to one side, Elica Tesla Aspiration system with integrated extractor fan.

Dining area: Two skylight windows and ceiling spotlights, double glazed door with full height windows with blinds to either side leading to rear garden, underfloor heating, wall lights.

#### GROUND FLOOR ANNEXE WING

Hallway with Kamdean flooring and underfloor heating, radiator, range of tall built-in wardrobes to one wall with sliding doors.

#### SITTING ROOM

18' 8" increasing to maximum 27' 0" x 10' 4" (5.69m x 3.15m) Two skylight windows with blinds, ceiling spotlights, twin double glazed doors with blinds leading to rear garden, matching Kamdean flooring, wall lights, doors to bedroom, inner hallway and wet room.

#### WET ROOM

Shower area with jet sprays and drying system and wall mounted controls, close coupled w.c., pedestal wash hand basin, fully ceramic tiled to walls, shaver point, mirror with automated lighting, controls for under floor heating, chrome heated towel rail.

#### BEDROOM

13' 11" x 10' 10" (4.24m x 3.3m) Double glazed window to rear aspect, matching Kamdean flooring, sloping roof with ceiling spotlights, range of glass fronted wardrobes to one wall with hanging space and shelving, dimmer switch, panelled door.

#### OUTER LOBBY

Matching flooring, double glazed door to side aspect with frosted panel and built-in blinds, door to:

#### KITCHEN

14' 4" x 7' 8" (4.37m x 2.34m) Range of sky blue wall and floor units with granite work surface, single drainer sink unit with mixer tap and cupboard under housing water softener, integrated dishwasher with matching door, Neff oven, electric hob, under unit lighting, range of pan drawers, breakfast bar area, tall larder style units incorporating integrated fridge and freezer with matching doors, tall central pull-out larder shelving, door to boiler cupboard housing Gledhill hot water cylinder and pump system, one unit housing Vaillant boiler supplying domestic hot water and central heating, underfloor heating, (not tested), double glazed windows to side aspect, extractor fan, Kamdean flooring with underfloor heating and low level lighting, door to:

#### SHOWER ROOM

Close coupled w.c., pedestal wash hand basin with mixer tap, fully ceramic tiled to walls, ceiling spotlights, extractor fan, shower cubicle, double glazed frosted window to front aspect.

#### FIRST FLOOR

16' 2" x 10' 10" (4.93m x 3.3m) Large landing with balustrade overlooking hallway, picture rail, radiator, doors to primary rooms, double glazed window to front aspect with plantation shutter blinds.

#### BEDROOM 1

19' 7" x 11' 3" to front of built-in wardrobes (13'5" max.) (5.97m x 3.43m) Double glazed bow bay window to front aspect with plantation shutter blinds with panoramic views, curved radiator under window, range of full width built-in wardrobes to one wall with hanging space and shelving, six with glazed fronted doors, second radiator.

#### BEDROOM 4

10' 11" x 9' 8" (3.33m x 2.95m) Double glazed window to side aspect overlooking Portsdown Hill, radiator, picture rail, high level corner cupboard.

#### BEDROOM 2

14' 6" x 12' 0" (4.42m x 3.66m) Built-in double doored wardrobe with hanging space and shelving with shelving to one side, twin double glazed doors with windows to either side leading to roof terrace, picture rail, radiator.

#### ROOF TERRACE

Outstanding views towards Portsdown Hill to the right and to the left towards the City of Portsmouth and Isle of Wight in the distance.

#### BEDROOM 3

12' 0" x 11' 6" (3.66m x 3.51m) Double glazed window to rear aspect overlooking garden with far reaching views towards the City of Portsmouth in the distance, radiator.

#### SHOWER ROOM

Fully ceramic tiled shower cubicle with sliding door, vinyl tile effect flooring, pedestal wash hand basin with mixer tap, radiator, pedestal wash hand basin, low level w.c., double glazed frosted window to side aspect, extractor fan, ceiling spotlights.

#### FAMILY BATHROOM

White suite comprising: panelled bath with mixer tap and separate shower over with rail and curtain, double glazed frosted window to rear aspect, vanity surface with wash hand basin and cupboards under, mirror with automated lighting over, vinyl tile effect flooring, close coupled w.c., extractor fan, ceiling spotlights.

#### BEDROOM 5

8' 0" x 7' 9" (2.44m x 2.36m) Double glazed window to front aspect, radiator, picture rail.

#### OUTSIDE

Directly to the rear of the house is a westerly facing slate tiled split-level terrace, steps down to garden with remote control lighting under, to right hand side is a brick retaining wall with shrubs, evergreens and bushes, power points and lighting, arched topped gateway to front, pergola, to the left is a gated entrance providing side pedestrian access, hot tub, remote controlled patio lighting. At the western end of the garden is a wooden built cabin, the garden returns behind the adjacent property to the left hand side with a concrete plinth and wooden built garden shed and store. Picket style fencing leading to further garden storage area.

#### DETACHED SUMMER HOUSE

12' 5" x 9' 1" (3.78m x 2.77m) Wooden clad with pitched roof, twin doors with windows to either side to front, outside lighting, power points, bar area with storage cupboard and shelving, work surface.

#### AGENTS NOTES

Council Tax Band G - 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://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.



# Carmarthen Avenue

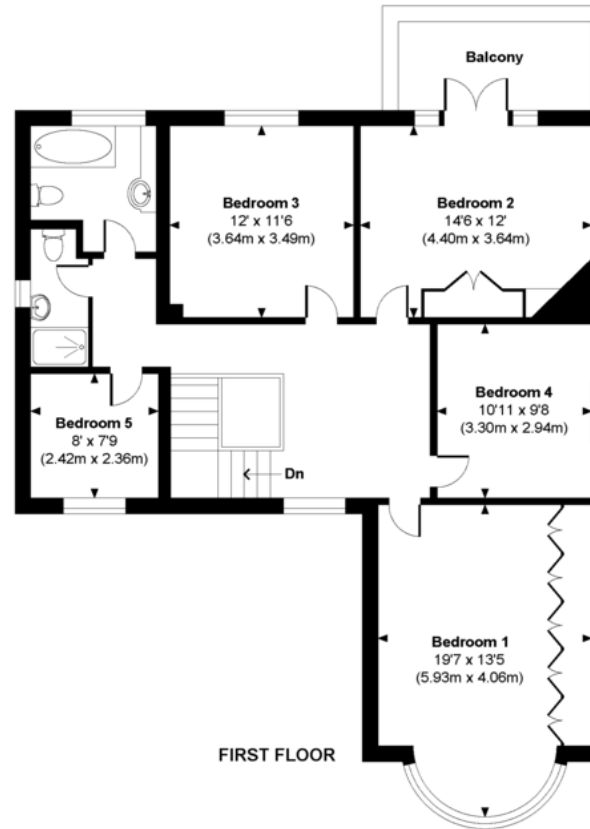
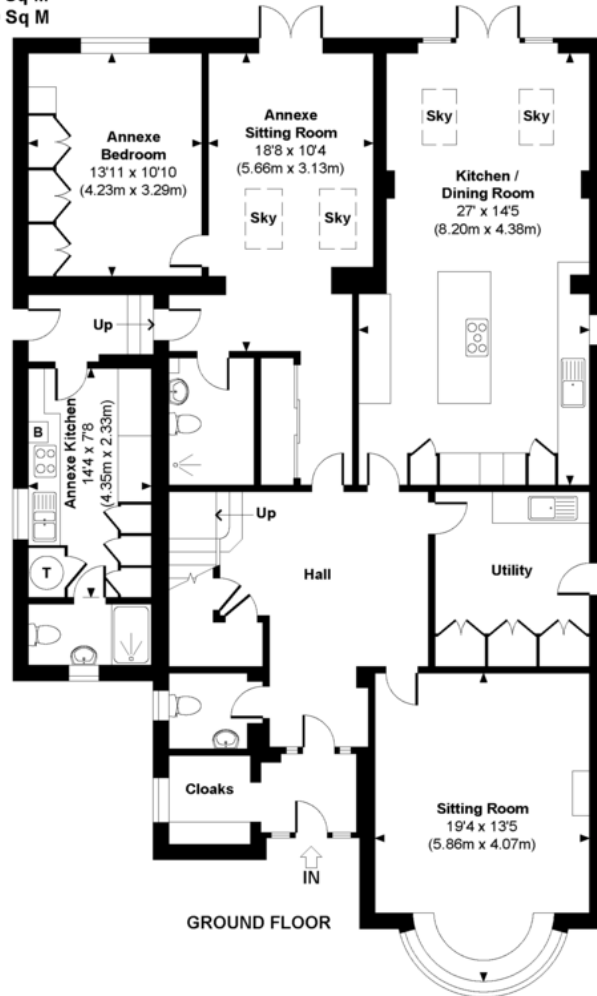
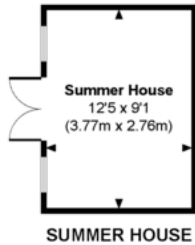
Approximate Gross Internal Area

Main House = 2762 Sq Ft / 256.59 Sq M

Garage = 112 Sq Ft / 10.41 Sq M

Total = 2874 Sq Ft / 267.00 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	77
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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.

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