



OFFERS OVER

**£500,000**

**112 Station Road**

Drayton, PO6 1PL

We are delighted to welcome to the sales market this beautifully presented four bedroom link detached family home, which was built in 2022 and is situated on a popular and well maintained development on Station Road, Drayton. The property is located within the catchment from Court Lane and Springfield Schools and is a short distance from local shops, recreation grounds, motorway links, bus routes and many other local amenities. The accommodation comprises; entrance hall, spacious lounge, WC and a stunning open plan fitted kitchen/diner to the ground floor. On the first floor you will find four generous bedrooms and a family bathroom suite, with the master bedroom benefitting from an en-suite shower room. Additional benefits include off road parking, garage, landscaped rear garden, EV charging point, double glazing and gas central heating. A viewing is highly recommended to appreciate the beautiful property on offer.





**ENTRANCE HALL** 17' 0" x 3' 10" (5.18m x 1.17m)

**LOUNGE** 19' 9" x 12' 3" (6.02m x 3.73m)

**WC** 5' 4" x 2' 11" (1.63m x 0.89m)

**KITCHEN/DINER** 18' 4" x 13' 5" (5.59m x 4.09m)

**LANDING**

**MASTER BEDROOM** 12' 5" x 10' 10" (3.78m x 3.3m)

**ENSUITE** 7' 4" x 3' 3" (2.24m x 0.99m)

**BEDROOM TWO** 12' 4" x 9' 2" (3.76m x 2.79m)

**BEDROOM THREE** 11' 4" x 7' 1" (3.45m x 2.16m)

**BEDROOM FOUR** 8' 11" x 8' 9" (2.72m x 2.67m)

**BATHROOM** 7' 3" x 6' 5" (2.21m x 1.96m)

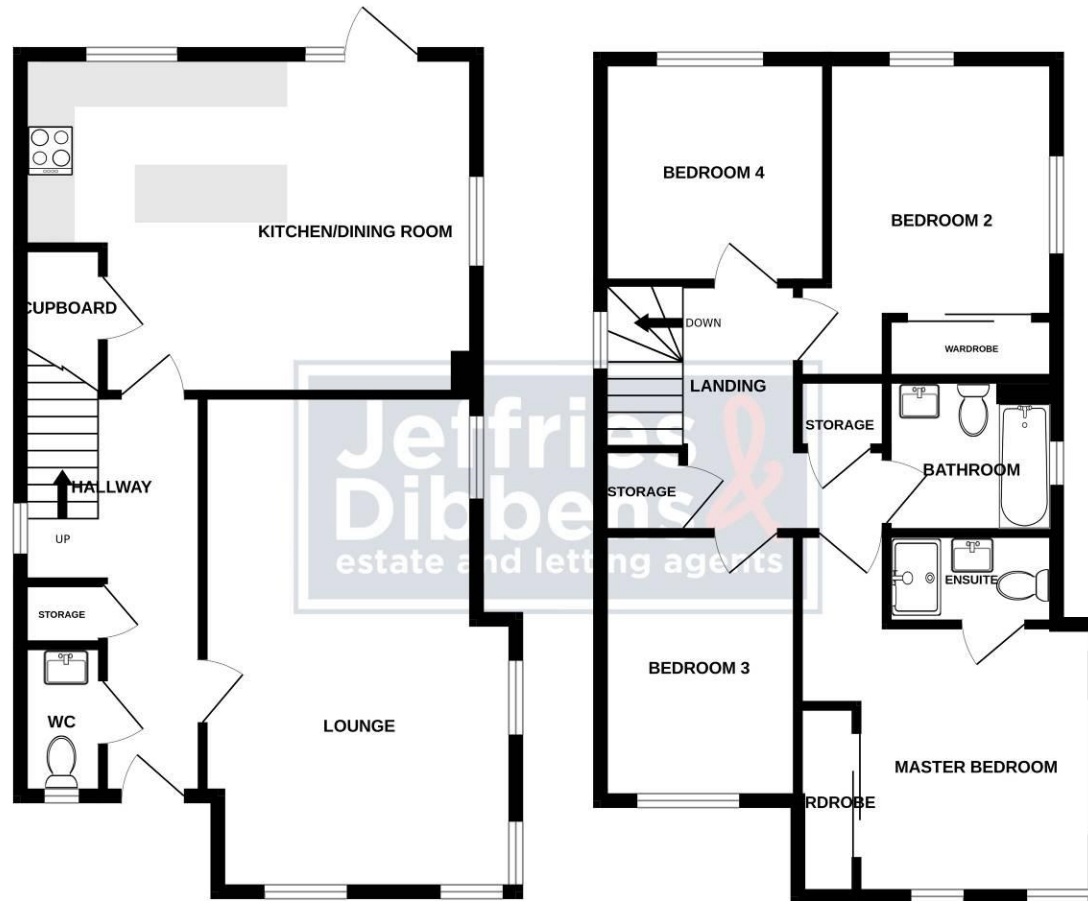
**GARDEN**

**GARAGE** 20' 1" x 10' 0" (6.12m x 3.05m) With power and lighting.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	86	
(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>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.