

## **PROPERTY SUMMARY**

Offered with no forward chain, we are delighted to present this well-appointed four-bedroom detached family home, ideally located on Court Lane with convenient access to local infant, junior, and senior schools. The ground floor features a welcoming lounge, a dedicated dining area, a spacious open-plan kitchen/breakfast room, a utility room, and a modern shower room with WC. Upstairs, the first floor offers three comfortable bedrooms, a home office, and a family bathroom. A further generously sized double bedroom occupies the second floor. Externally, the property boasts a beautiful rear garden with a covered BBQ area perfect for entertaining, alongside a garage, a driveway, and additional off-road parking at the front. To arrange your viewing, contact our Drayton Office today!

















FRONT Off road parking, law n and mature shrubs and bushes, shared access to rear garden.

**HALLWAY** 

**LOUNGE** 18' 4" x 11' 9" (5.59 m x 3.58 m)

SHOWER ROOM

Under floor heating.

**DINING ROOM** 15' 1" x 10' 10" (4.6m x 3.3m)

**KITCHEN/BREAKFAST ROOM** 22' 2" x 18' 4" (6.76m x 5.59m)

Under floor heating.

**UTILITY ROOM** 8' 10" x 6' 6" (2.69 m x 1.98 m)

FIRST FLOOR LANDING

**BEDROOM ONE** 18' 2" x 11' 10" (5.54m x 3.61m)

**BEDROOM THREE** 15' 1" x 10' 10" (4.6m x 3.3m)

**BEDROOM FOUR** 9' 0" x 9' 0" (2.74m x 2.74m)

**OFFICE** 8' 0" x 4' 7" (2.44m x 1.4m)

**FAMILY BATHROOM** 

STAIRS TO SECOND BEDROOM

**BEDROOM TWO** 23' 2 max" x 13' 0 max" (7.06m x 3.96m)

**REAR GARDEN** Patio seating areas, lawn and mature shrubs and bushes, side access to front of property. Under cover BBQ area, garage with driveway and secure gate access.

GROUND FLOOR 1ST FLOOR 2ND FLOOR









OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire,
PO6 2EH

LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

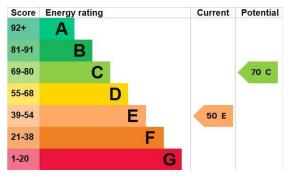
Freehold

**COUNCIL TAX BAND** 

Band F

**VIEWINGS** 

By prior appointment only



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.

As part of our legal obligations under the Money Laundering, Terror ist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

CONTACT 023 9237 3341 drayton@jeffries.co.uk www.jdea.co.uk