



£615,000

Christchurch Gardens

Widley, PO7 5BT

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac we are delighted to offer for sale this simply stunning detached family home in Christchurch Gardens. Boasting 4 double bedrooms and 2 bathroom suites this beautiful home is sure to attract immediate interest. The property has been significantly improved and extended by the current owner and now boasts a sumptuous 30ft kitchen/diner, separate lounge, further family room with bifold doors to the garden, utility room, additional WC and a 16ft 5 piece bathroom suite. Externally there is off road parking for several vehicles and a magnificent low maintenance rear garden with summer house. Properties of this quality rarely come to the market and internal viewings are essential to fully appreciate everything this splendid home has to offer!





ENTRANCE PORCH Double glazed entrance porch with tiled flooring, windows to front and side aspects, leading through to:

ENTRANCE HALL Large entrance hall with glass panelled stairs to first floor, modern grey radiator, under stair cupboard housing meters and recently fitted fuse board, spot lighting, doors to:

LOUNGE 18' x 12' 11" (5.49m x 3.94m) Bi-folding doors flooding this room with lots of natural light to the front, 2 windows to side aspect, floor to ceiling radiator open fire fireplace with fire surround.

KITCHEN/DINER 30' 6" x 9' 3" (9.3m x 2.82m) Beautiful contemporary fully fitted kitchen/dining room with feature island and access to the family room. This spacious 30ft long kitchen offers plenty of storage with a range of cupboards, units and work surfaces and includes built in double oven, large 5 ring induction hob with extractor over, wine cooler, integrated fridge, freezer and dishwasher, spotlights, sink unit with mixer tap, bi-fold doors to rear garden and double doors through to family/garden room, windows to side and rear aspects, floor to ceiling radiator. This is a great entertaining space and overlooks the landscaped rear garden.

FAMILY ROOM 29' 5" x 14' 11" max (8.97m x 4.55m) Added by the current owners in 2020, bi-fold doors to garden, double doors to front courtyard garden which is laid to artificial lawn, lantern style roof, two floor to ceiling radiators, spot lighting.

WC Good size cloakroom with fully tiled walls and UPVC double glazed window to side, WC and hand wash basin with extensive vanity surround and cupboards and drawers under, fully tiled surround, door leading to:

UTILITY ROOM 8' 7" x 8' 5" (2.62m x 2.57m) Window and door to side aspect, range of fitted cupboards, units and work surfaces, plumbing for washing machine, space for tumble dryer, tiled flooring.

FIRST FLOOR Landing - Access to loft, spot lighting, doors to:

BEDROOM 1 14' 2" x 13' 1" (4.32m x 3.99m) Large double bedroom with UPVC double glazed window overlooking front aspect, radiator, built in storage cupboard.

BEDROOM 2 16' 4" max x 11' 6" max (4.98m x 3.51m) Window to rear aspect overlooking rear garden, radiator, door leading to:

ENSUITE Recently fitted, this ensuite is fully tiled to floors and walls and offers white sanitary ware to include WC with concealed cistern, wall hung wash hand basin and large shower cubicle with thermostatic shower with both fixed head rain shower and hand held shower. Built in mirrored corner wall cupboard, heated towel rail, spot lighting.

BEDROOM 3 14' 2" x 10' 11" (4.32m x 3.33m) Window to front aspect, radiator, built in wardrobes, built in eaves storage, built in desk area, spot lighting.

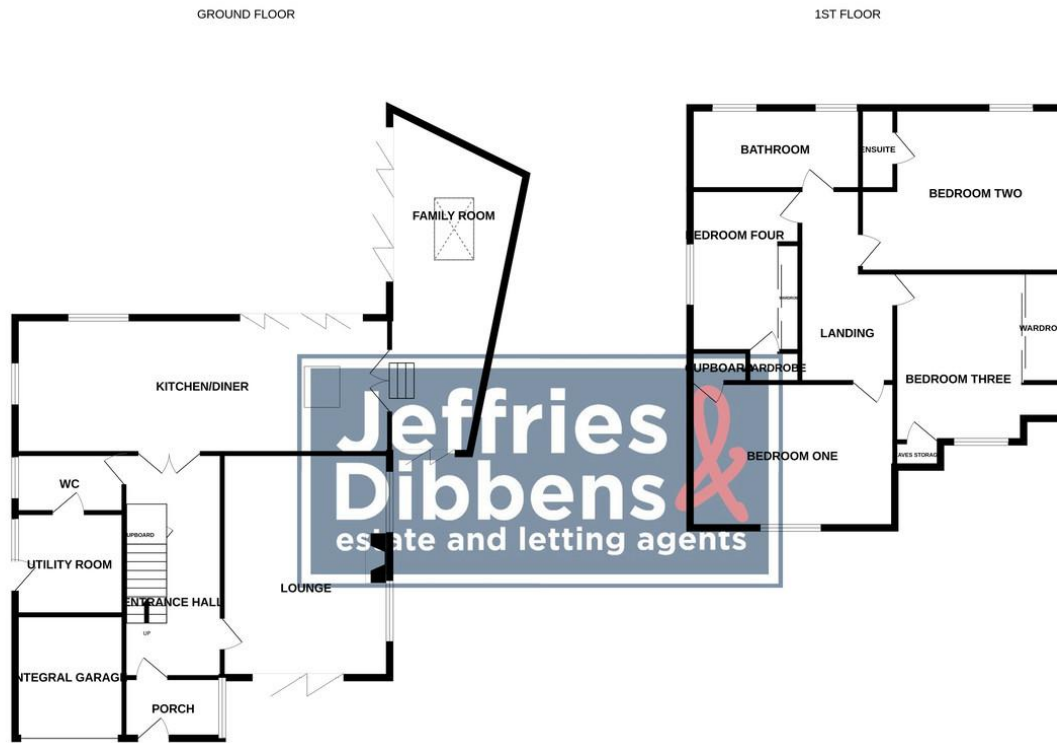
BEDROOM 4 12' 9" x 8' 7" (3.89m x 2.62m) Double bedroom with UPVC double glazed window to side aspect, built in sliding wardrobe and further storage cupboard, radiator.

BATHROOM 16' x 5' 8" (4.88m x 1.73m) Luxury family bathroom which is fully tiled to walls and floor and is over 16 ft. wide! Complete with Jack & Jill sinks with vanity units under and large walk in shower and separate bath, WC, vanity surround, heated towel rail, inset spotlights and large wall mirror.

OUTSIDE Front - Resin driveway providing off road parking for multiple vehicles, further driveway leading to remainder of garage with roller door, gated side access.

REAR GARDEN This is a great rear garden, beautifully landscaped with a raised composite decked area and steps with inset lighting leading down to a modern patio and 2 artificial lawns. Further paved area to side and array of external lighting and plants, outside tap and power points.

SUMMER HOUSE 15' 01" x 5' 07" (4.6m x 1.7m) Double doors to front.



NOT TO SCALE. FOR ILLUSTRATION ONLY

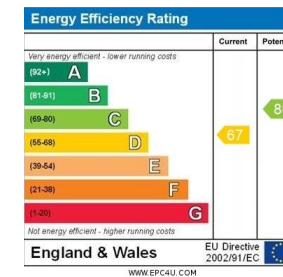
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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

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