



Dunlin Close, Moorings Way Milton PO4 8YW



- Courtesy entrance lobby
- Front aspect easterly facing lounge
- Westerly facing rear aspect dining room
- Westerly facing rear aspect kitchen/breakfast room
- Ground floor WC
- Three double bedrooms
- Three piece first floor wet room
- Integral garage
- Enclosed westerly facing lawned rear garden
- Gas central heating and double glazing
- Cul-de-sac location
- No Forward chain

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A three bedroom semi-detached self-built house coming to the market for the first time since the original owners built the house back in the 1960's.

ACCOMMODATION

ENTRANCE LOBBY via frosted double glazed front door with adjacent frosted double glazed window, solid wood parquet flooring, telephone point, part panelled part single glazed door leading through to lounge, wall light point.

LOUNGE 13ft 8 (4.18m) x 13ft 3 (4.04m) easterly facing front aspect room via double glazed window overlooking front garden area, single panelled radiator, solid wood parquet flooring throughout lounge leading through to dining room, open tread staircase leading to first floor, gas point with back boiler and fire, lounge leading through to dining room.

DINING ROOM 11ft 9 (3.59m) x 10ft 6 (3.21m) westerly facing rear aspect room via double glazed picture window overlooking rear garden, panelled radiator, solid wood parquet flooring, frosted borrowed light from kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 13ft 4 (4.07m) x 11ft (3.35m) dual side and rear aspect room, to the side double glazed window with adjacent double glazed door leading out onto rear garden, rear aspect westerly facing double glazed window overlooking lawned garden, kitchen comprising Oak panel effect units with antique effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, marble effect roll edge work surfaces with tiled splashback, range of storage cupboard and drawers under, further range of matching high level cupboards and oven housing, space for freestanding fridge/freezer, space for washing machine, eye level oven and grill, frosted borrowed light from dining room, built-in larder cupboard, door leading to entrance hall with access to integral garage and ground floor wc.

GROUND FLOOR WC comprising close coupled suite, wall mounted wash hand basin with chrome tap and tiled splashback, frosted side aspect double glazed window.

INTEGRAL GARAGE 17ft 4 (5.30m) x 8ft (2.43m) power and light point, electric meter, gas meter and fuses.

FIRST FLOOR LANDING doors to all rooms, side aspect southerly double glazed window, panelled radiator.

BEDROOM 1 13ft 4 (4.07m) x 10ft 3 (3.12m) easterly facing front aspect room via double glazed window, panelled radiator, built-in wardrobe.

BEDROOM 2 13ft 3 (4.04m) x 10ft 1 (3.07m) westerly facing rear aspect room via double glazed window overlooking rear gardens, two built-in wardrobes concealing hanging rail and storage space, panelled radiator, wall light point.

BEDROOM 3 13ft 4 (4.08m) x 8ft (2.44m) easterly facing front aspect room via double glazed window, panelled radiator, built-in wardrobe.

FAMILY WET ROOM 10ft (3.06m) x 8ft 5 (2.57m) westerly facing rear aspect room via frosted double glazed window, three piece suite comprising corner walk-in shower area with electric shower mixer, pedestal wash hand basin with chrome taps, close coupled wc, panelled radiator, vinyl wet room flooring throughout, access to roof space, wall mounted electric fan heater, shaver point, wall light point.

OUTSIDE to the front of the property there is an easterly facing forecourt area with paved crazy paving, flower borders, drop kerb with access to integral garage via metal up and over door, side concrete pathway leading to side of property and rear garden. To the rear of the property there is a westerly facing mostly laid to lawn garden approximately 27ft (8.23m) x 29ft 10 (9.10m) mostly laid to lawn with raised brick flower borders, two rear paved patio areas, further paved pathway and patio area.

NB: AGENTS NOTES an internal inspection is recommended to appreciate this first time to the market since being built by the owner to realise the size and potential that this rarely available three bedroom semi-detached family home has to offer that is situated in the quiet cul-de-sac location just off of Moorings Way.

COUNCIL TAX – Portsmouth City Council – Band D - £2,075.45 (2024/2025)

FREEHOLD

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

