



30 Merthyr Avenue, Drayton, Portsmouth, Hampshire, PO6 2AS

TOWN & COUNTRY
SOUTHERN



Features

- An Extended Semi-Detached Family Home
- Four Bedrooms, En-Suite & Large Family Bathroom
- Three Reception Areas & 16' Fitted Kitchen
- Downstairs Cloakroom/Utility Room

PROPERTY SUMMARY

An extended four bedroom semi-detached family home which is situated in the popular Welsh Avenues on the Drayton hillslopes and has many attractions including an enclosed easterly facing rear garden with decked areas perfect for al-fresco dining and entertaining, off-road parking and an integral garage. Located in an elevated tree lined avenue

No.30 is within short walking distance to Portsdown Hill, local schools, commutable road and rail links and the shopping amenities and restaurants along the Havant Road. The accommodation is arranged over three floors and comprises: hallway, sitting room, dining room and an impressive open plan fully fitted kitchen/family room with doors opening onto the garden and

utility/cloakroom on the ground floor. On the first floor are three double bedrooms and a large family bathroom, the top floor features a further bedroom and bathroom. Early viewing of this family home is strongly recommended in order appreciate the accommodation and location on offer.



ENTRANCE

Lowered kerb leading to brick paviour driveway with parking for two/three cars, brick retaining walls to either side, raised steps to entrance, black main front door with etched panels and double glazed panels to either side leading to:

PORCH

Coir matted area, internal double glazed door with frosted panels and matching panels to one side leading to:

HALLWAY

Balustrade staircase rising to first floor, understairs cupboard housing gas and electric meters, roll top radiator, controls for central heating, doors to primary rooms.



SITTING ROOM

14' 3" x 12' 2" (4.34m x 3.71m) Double glazed square bay window to front aspect overlooking driveway with plantation shutter blinds and roll top radiator under, central chimney breast with log burner (not tested) and tiled hearth.

UTILITY ROOM / CLOAKROOM

7' 4" x 6' 1" maximum (2.24m x 1.85m) Range of floor units and work surface over, inset single bowl sink unit with mixer tap and cupboards under, washing machine point, extractor fan, ceiling spotlights, low level w.c.

DINING ROOM

12' 1" x 10' 6" (3.68m x 3.2m) Opening into kitchen / family room with combined depth of room measuring 22' overall, wood laminate flooring, roll top radiator, central chimney breast, square opening leading to:

FAMILY ROOM

22' 0" x 8' 9" incorporating kitchen (6.71m x 2.67m) Matching flooring, bi-folding double glazed doors with full height window to one side with blinds leading to raised decking, contemporary style tall radiator, skylight window, ceiling spotlights.

KITCHEN

16' 9" x 22' 0" inc. seating area (5.11m x 6.71m) Comprehensive range of white units with quartz work surface and matching splashback, space for American style fridge/freezer with tall larder cupboards to either side, built-in corner pantry with range of shelving, eye-level double oven and microwave with pan drawer under and cupboard over, range of drawer units, inset four ring induction hob with glass splashback, extractor hood, fan and light over, central island with breakfast bar to one end and side, cupboards, dishwasher, bin drawer and narrow wine cooler under, inset 1 ½ bowl sink unit with mixer tap and quartz drainer, matching flooring, bi-folding double glazed doors with blind and matching panels to one side leading to raised decking, two tall contemporary style radiators, ceiling spotlights, pitched roof with two skylight windows.

FIRST FLOOR

Landing with balustrade, staircase rising to top floor.

FAMILY BATHROOM

13' 8" x 7' 8" maximum, decreasing to 6' 2" (4.17m x 2.34m) White suite comprising: close coupled w.c., rectangular wash hand basin with mixer tap and drawers under, mirror fronted medicine cabinet, panellled bath with mixer tap and separate shower attachment, tiled surrounds, twin double glazed frosted windows to rear aspect with plantation shutter blinds, chrome heated towel rail, laminate tile effect flooring, narrow storage cupboard, large shower cubicle with drench style hood, rail and curtain, ceiling spotlights.

BEDROOM 2

12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window to rear aspect overlooking garden with radiator under, central chimney breast with shelving to one side.

BEDROOM 3

12' 0" x 10' 10" (3.66m x 3.3m) Double glazed window to front aspect with plantation shutter blinds and radiator under.

BEDROOM 4

16' 2" decreasing to 9' 0" x 14' 4" decreasing to 6' 5" (4.93m x 4.37m) L shaped, twin double glazed windows to front aspect with plantation shutter blinds, access to loft space, ceiling spotlights, two radiators.

TOP FLOOR

Landing, mezzanine level measuring approximately 4'10" x 3'7" with balustrade, low level door leading to walk-in wardrobe, skylight window with blind, door to bathroom.

BATHROOM

White suite comprising: panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled effect flooring, chrome heated towel rail, skylight window to rear aspect, ceiling spotlights, restricted in ceiling height.

BEDROOM 1

16' 8" x 11' 2" (5.08m x 3.4m) Measurements taken from approximately 2'9" off floor level with eaves to front and rear ceilings, skylight windows to front and rear aspect, radiator, ceiling spotlights, square opening leading to:

WALK-IN WARDROBE

9' 8" x 3' 10" (2.95m x 1.17m) Measurements taken from approximately 2'0" off floor level with eaves to front and side ceiling restricting headroom, low level doorway to mezzanine, ceiling spotlights, hanging rail.

OUTSIDE

To the rear is an easterly facing lawned garden with raised decked with wooden balustrade and steps leading down to primary garden, brick retaining wall and fencing one side and mature hedge to other side, garden sheds, further raised decked area with BBQ.

HOME OFFICE / SUMMER HOUSE

11' 10" x 7' 1" (3.61m x 2.16m) Pitched roof with spotlights, vinyl flooring, power points, separate electric consumer box, twin double glazed doors leading to decked area, double glazed windows to front aspect.

INTEGRAL GARAGE

14' 0" x 7' 7" (4.27m x 2.31m) Up and over door, mezzanine level for storage.

AGENTS NOTES

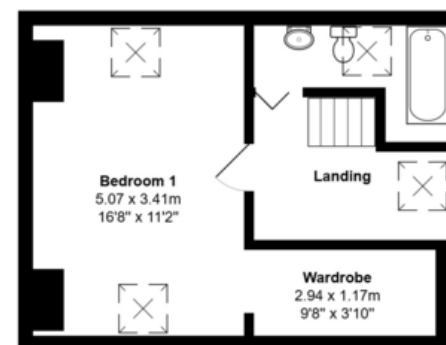
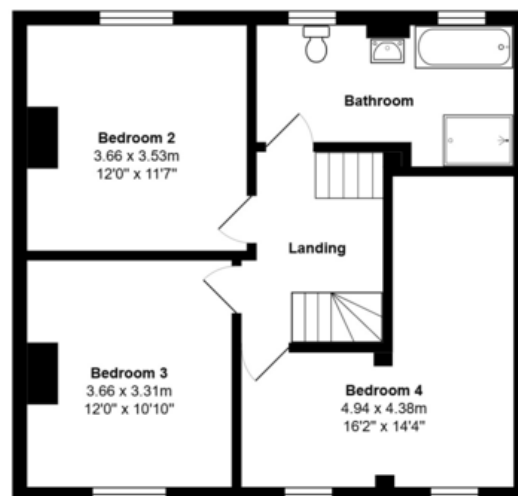
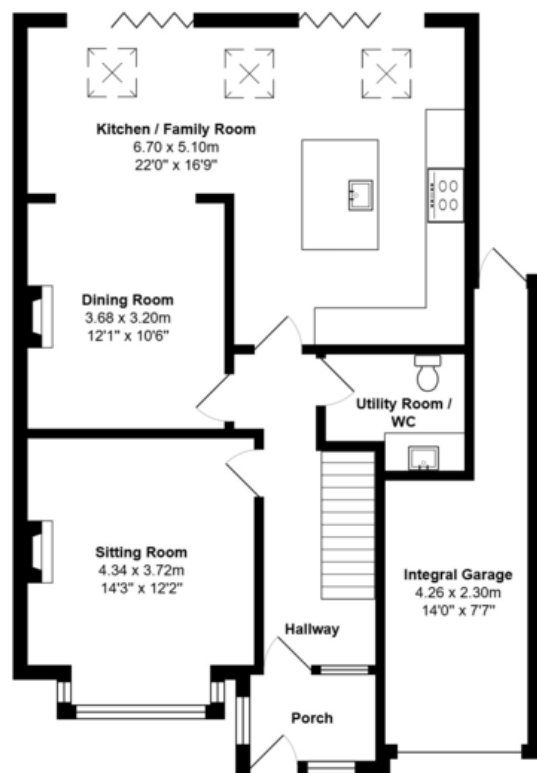
Council Tax Band D – Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

Flood Risk – Refer to - (GOV.UK (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.





Total Area: 178.7 m² ... 1923 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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.