



STEVE GRANTHAM
BESPOKE ESTATE AGENT
FOR SALE
02393 090015
www.stevegranthambespoke.co.uk



45 Old Manor Way

Portsmouth, PO6 2NJ

- THREE BEDROOMS
- GARAGE AND PARKING
- GROUND FLOOR CLOAKROOM
- KITCHEN/DINER
- SEMI DETACHED HOUSE
- BACKING ONTO PARK
- CONSERVATORY
- 0.8 MILE TO COSHAM STATION

Situated in a popular road in Drayton, this well-presented three-bedroom semi-detached home enjoys a wonderful position backing directly onto a park, offering an attractive open outlook and a fantastic setting for family living. The property features a spacious 27ft open-plan kitchen/dining room, a generous conservatory overlooking the rear garden, a separate lounge, modern family bathroom, garage and off-street parking. Combining generous living space with a sought-after location close to local amenities, schools and transport links, this is an excellent opportunity for families, first-time buyers and those looking to upsize.



Guide price £375,000



Situated in the ever-popular Drayton area, this spacious three-bedroom semi-detached home offers generous family accommodation, a superb position backing directly onto a park, and excellent commuter links, with Cosham railway station less than a mile away providing direct mainline services to London Waterloo, Winchester and beyond. Beautifully arranged for modern living, the property combines spacious reception areas with a practical layout, making it an ideal home for families and professionals alike.

Upon entering, you are welcomed by an entrance hall leading through to a bright and comfortable sitting room, complete with a feature bay window that fills the room with natural light and provides an ideal space to relax.

To the rear of the property lies the true heart of the home—a superb 27ft open-plan kitchen and dining room. Designed with both everyday family life and entertaining in mind, the kitchen offers an excellent range of fitted units, generous worktop space and ample room for dining, creating a sociable environment for family and friends to enjoy. From here, double doors open into the spacious conservatory, providing an additional reception area overlooking the rear garden and creating a seamless connection between the indoor and outdoor living spaces. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all served by a modern family bathroom.

Externally, the property continues to impress. To the front, a private driveway provides off-street parking and leads to the attached garage, offering additional storage or potential for a variety of uses, subject to the necessary consents. The rear garden enjoys a particularly attractive setting, backing directly onto a park, creating a wonderful open outlook and a safe environment for families to enjoy. Whether relaxing on the patio, entertaining guests or watching children play, this peaceful position is one of the property's standout features.

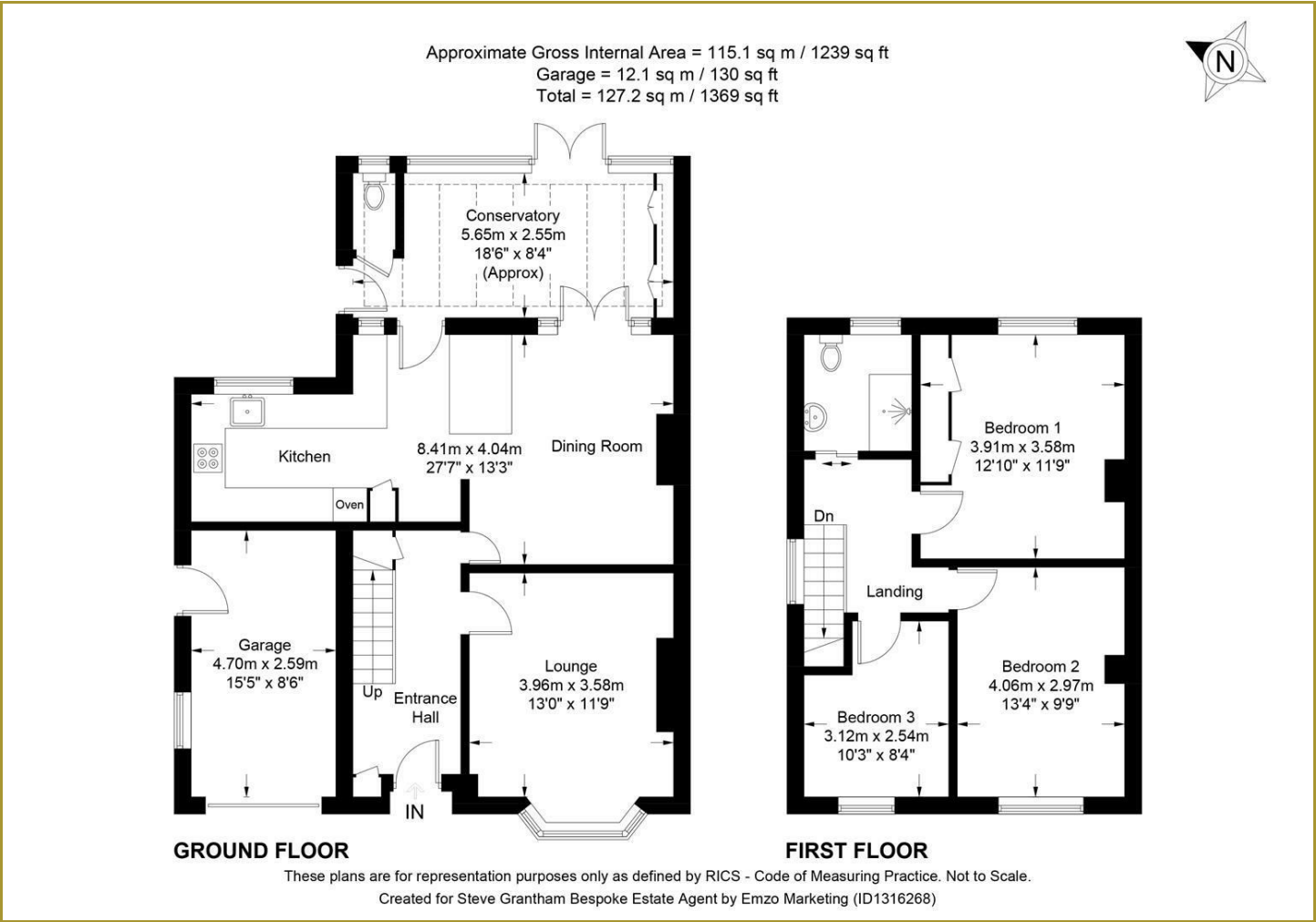
Conveniently positioned within easy reach of excellent local schools, shops and amenities, the property is also ideally located for commuters, with Cosham railway station less than one mile away offering direct mainline services to London Waterloo, Winchester, Southampton and Portsmouth. Road links via the A3(M) and M27 are also easily accessible.

Offering spacious accommodation, a sought-after location and excellent family appeal, this is a fantastic opportunity to acquire a well-presented home in one of Drayton's most desirable residential areas.

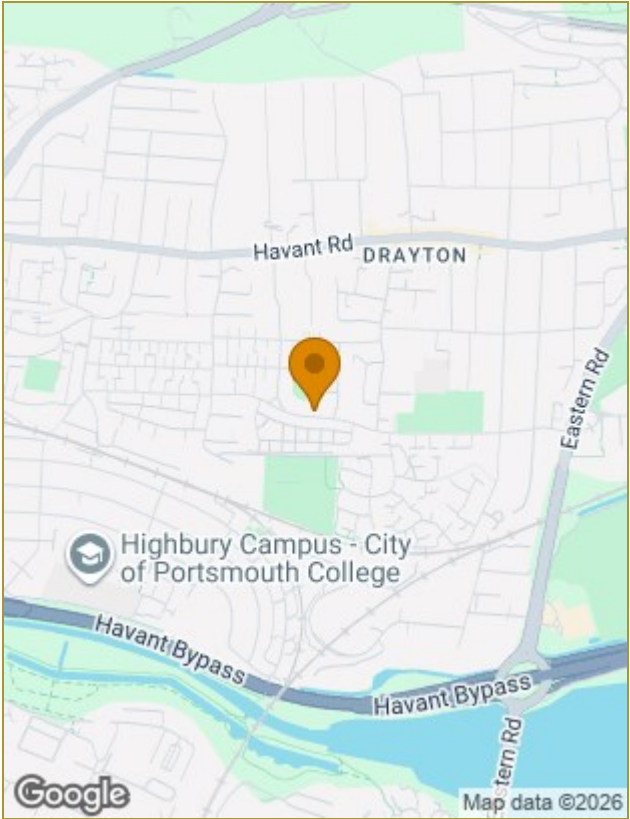




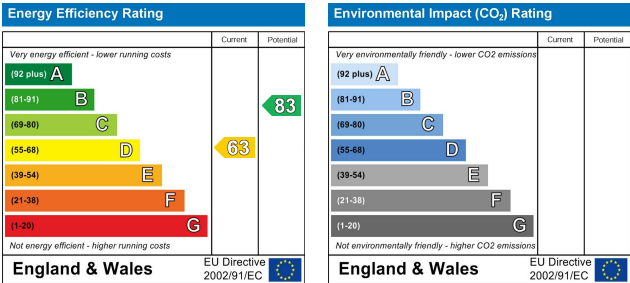
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.