

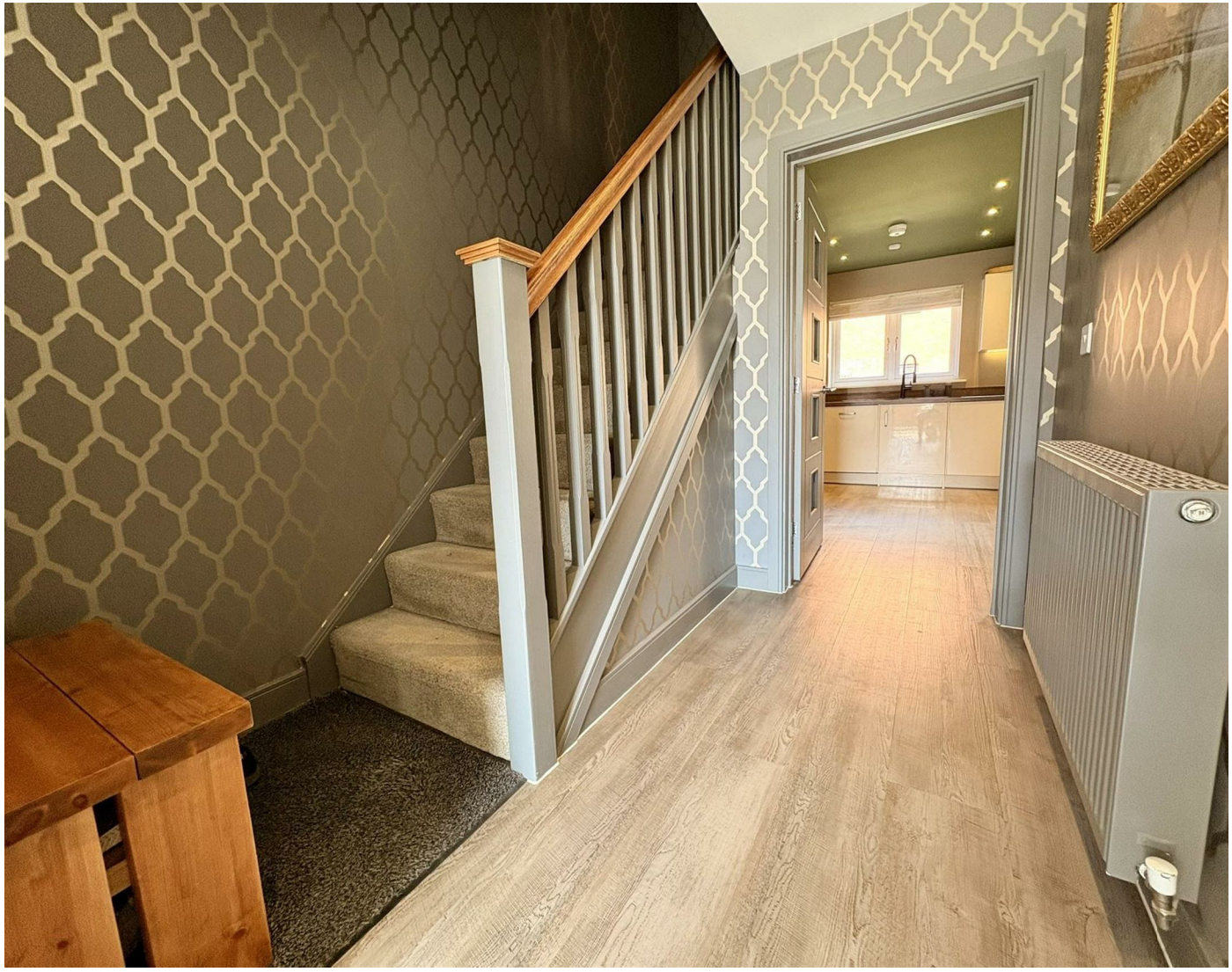
3 Parlour Way
Portsmouth, PO6 1DY
Offers Over £425,000

cosgroves
Sales, Rentals and Block Management

PRICED TO SELL. GUIDE PRICE £425,000-£440,000. BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOME WITH WESTERLY FACING GARDEN, GARAGE & DRIVEWAY FOR SEVERAL VEHICLES. Recently built in approximately 2021 on this small development in central Drayton. The accommodation comprises entrance hall with storage, ground floor cloakroom, lounge, good size kitchen/breakfast room with Zanussi oven, hob and extractor. First floor landing with useful storage cupboards, 4 bedrooms, master bedroom with fitted wardrobes and en suite shower room, family bathroom. Other benefits include double glazing, gas central heating, westerly facing garden with side pedestrian access. Conveniently located just a short distance from local shops, supermarkets, schools, A27, A3 and M27 motorway which gives easy access to Portsmouth, Chichester, Southampton & London.







Entrance Hall
Double glazed front door leading to entrance hall, luxury vinyl tile flooring, spotlights, radiator, thermostat control, storage cupboard housing electric consumer unit.

Cloakroom
Double glazed window to front, WC, wash hand basin, radiator, spotlights.

Lounge 19'11 x 10'9 (6.07m x 3.28m)
Double glazed windows to front and side, two radiators, fitted carpet.

Kitchen/Diner 18'4 x 13'6 (5.59m x 4.11m)
One and a half bowl sink unit with range of wall and base cupboards, drawers and work surfaces over. Built in Zanussi oven, hob, extractor, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, luxury vinyl tile flooring, radiator, double glazed windows to side and rear, double glazed doors leading to garden.

First Floor Landing
Fitted carpet to the stairs and landing, two storage cupboards, hatch to loft, spotlights.

Bedroom 1 14'9 x 10'11 (4.50m x 3.33m)
Double glazed window to front and side, mirror fronted fitted wardrobes, fitted carpet, radiator, door to:

En Suite Shower Room 7'4 x 3'4 (2.24m x 1.02m)
One and a half sized shower cubicle, wash hand basin, WC, part tiled walls, radiator, shaver point, spotlights, extractor, luxury vinyl tile flooring.

Bedroom 2 12'6 x 10'10 (3.81m x 3.30m)
Double glazed windows to side and rear, fitted carpet, radiator.

Bedroom 3 11'3 x 7'1 (3.43m x 2.16m)
Double glazed window to front, fitted carpet, radiator.

Bedroom 4 8'10 x 8'10 (2.69m x 2.69m)
Double glazed window to rear, fitted carpet, radiator.

Bathroom 7'4 x 6'6 (2.24m x 1.98m)
Suite comprising bath, wash hand basin, WC, part tiled walls, luxury vinyl tile flooring, frosted double glazed window to side, spotlights, radiator, shaver point, extractor.

Garden
Enclosed westerly facing garden with fenced boundaries, lawn area, patio, outside tap, side pedestrian access.

Garage 19'10 x 10' (6.05m x 3.05m)
Up and over door, light, power, overhead storage,

Driveway
Off road parking for several vehicles

Additional Information
Tenure - Freehold

Council tax - Band E

Estate Charge - We have been made aware there is an estate charge of £250pa.

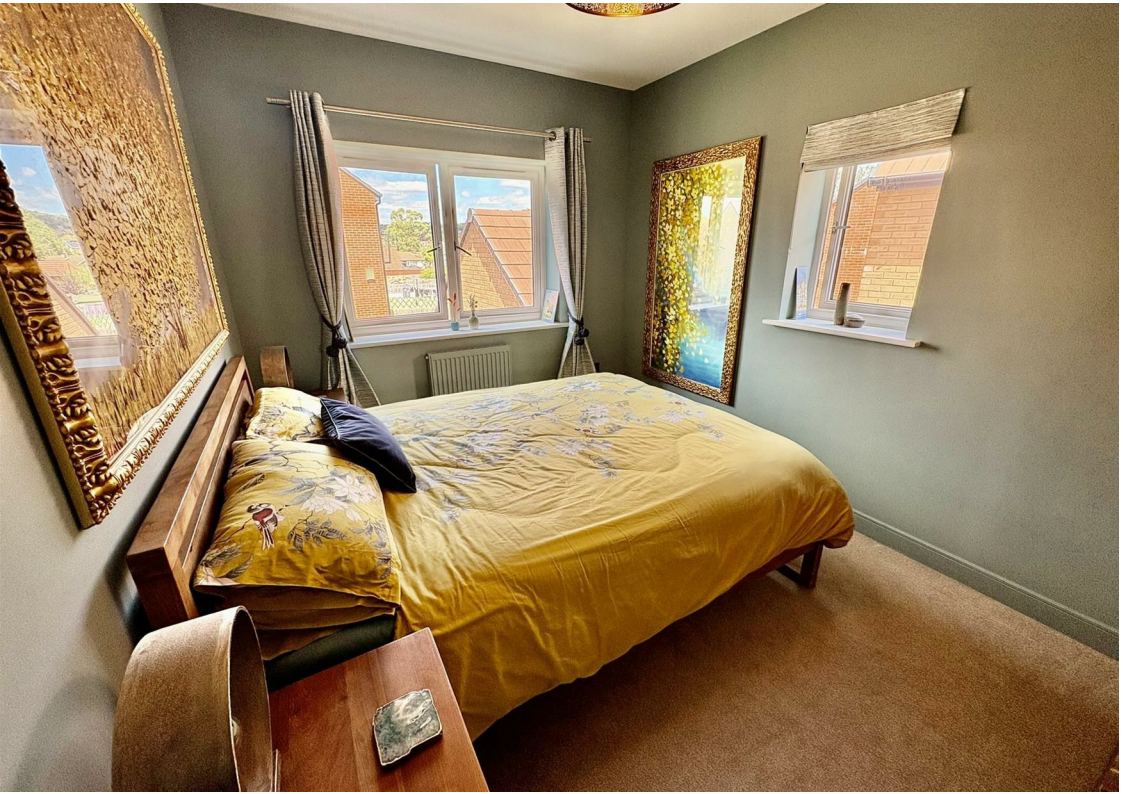
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

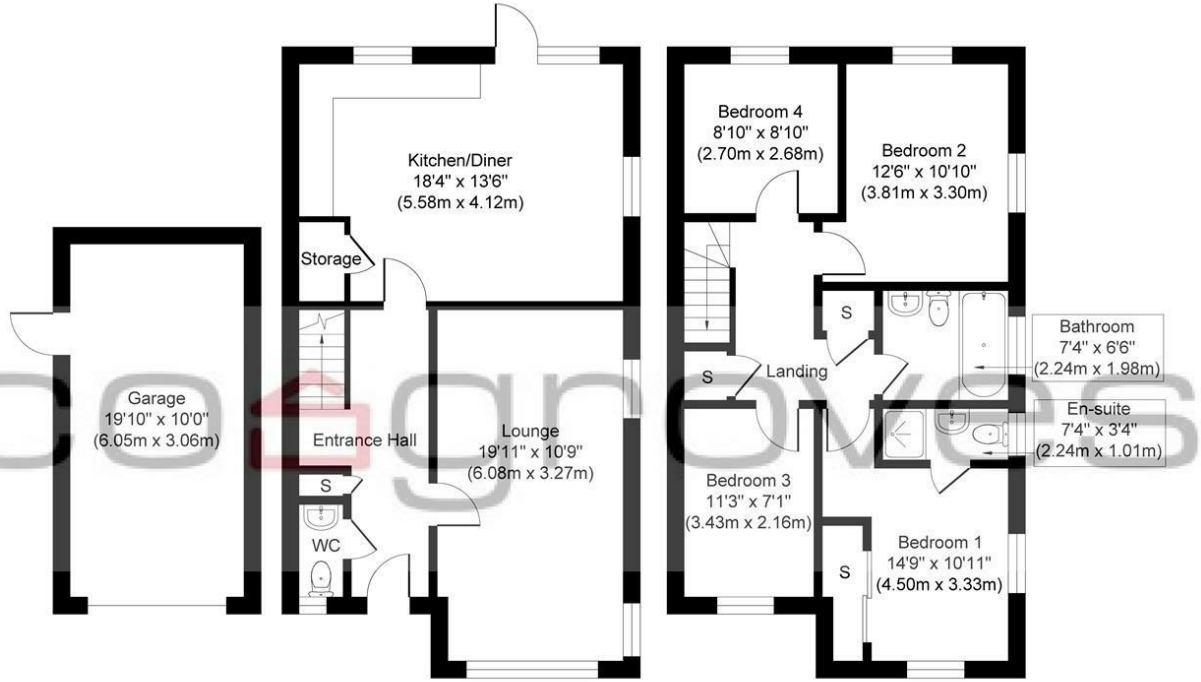












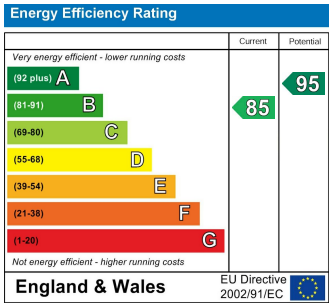
Garage
Approximate Floor Area
204 sq. ft
(18.96 sq. m)

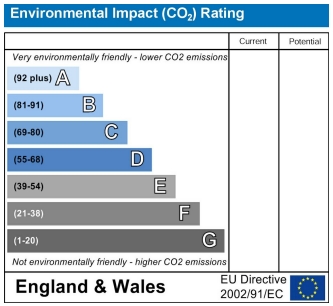
Ground Floor
Approximate Floor Area
612 sq. ft
(56.81 sq. m)

First Floor
Approximate Floor Area
611 sq. ft
(56.81 sq. m)

Parlour Way, Drayton, Portsmouth, PO6 1DY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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