



3 Tregaron Avenue, Drayton, Portsmouth, Hampshire, PO6 2JU

TOWN & COUNTRY
SOUTHERN



Features

- An Impressive Detached Family Home
- Four Bedrooms, En-Suite & Family Bathroom
- Three Reception Rooms
- 25' Kitchen/Breakfast Room

PROPERTY SUMMARY

No. 3 is an impressive, detached family home which is situated on one of Drayton's most sought-after avenues. Offering approximately 2,415 sq ft of versatile living accommodation arranged over two floors, the house is entered via a useful entrance porch, leading into a welcoming reception hallway with doors leading to a study/family room a spacious 22' living room with double doors opening into the

sun room and a superb 25' fitted kitchen/breakfast room which also enjoys access to the sun room through matching doors, in addition, there is an outer lobby/boot room, cloakroom, and utility room. The first floor provides four well-proportioned bedrooms, including a generous 20' principal suite featuring a walk-in wardrobe and en-suite shower room, the remaining bedrooms are served by a large family bathroom. Outside the

property benefits from off-road parking, a garage and side pedestrian access to an enclosed rear garden with patio areas that are ideal for outdoor dining and entertaining. Ideally located within walking distance of local shops, restaurants and the popular Portsdown Hill and being within the catchment area for highly regarded local schools (subject to confirmation), nearby are excellent transport and road links making commuting straightforward.



ENTRANCE Lowered kerb to L shaped brick paviour driveway to the right hand side leading to garage and side pedestrian gate, cold water tap, lighting, brick retaining wall to the front and to one side with fence panelling, to the left hand side are flower borders and side pedestrian access, main front door with frosted panels with matching panels to either side leading to:

PORCH

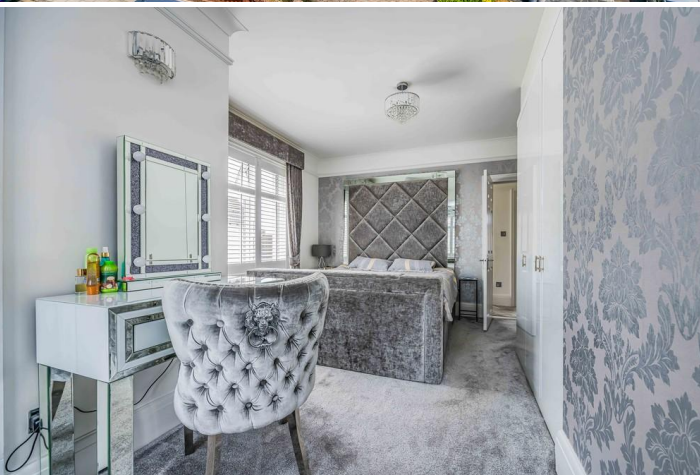
Tiled flooring with coir mat, ceiling spotlights, internal front door with glazed panels leading to:

HALLWAY

12' 10" x 9' 7" (3.91m x 2.92m) Feature circular window with frosted panels to front aspect, contemporary radiator, tiled flooring, ceiling coving, picture rail, doors to primary rooms, balustrade staircase rising to first floor, understairs storage cupboard housing gas and electric meters, controls for central heating.

STUDY / FAMILY ROOM

13' 0" x 12' 6" to front of chimney breast (3.96m x 3.81m) Double glazed bay window to front aspect with plantation shutter blinds and contemporary radiator under, vinyl flooring, ceiling coving and spotlights, picture rail.



LIVING ROOM

22' 2" x 15' 2" into bay window, decreasing to 13' 0" at narrowest point (6.76m x 4.62m) Double glazed bay window to side aspect with plantation shutter blinds and radiator under, ceiling coving, twin glazed doors with matching panels to either side leading to conservatory with contemporary radiators to either side, media wall with low level storage cupboards under, surround and wiring for wall mounted T.V., chimney breast with surround fireplace and pebble effect gas fire (not tested), ceiling coving, dimmer switches.

KITCHEN / BREAKFAST ROOM

25' 4" x 9' 6" (7.72m x 2.9m) Breakfast area: Tiled flooring, tall larder style cupboards with contemporary radiator to one side, ceiling coving, peninsular style divide leading to:

KITCHEN

Matching tiled flooring, comprehensive range of wall and floor units with granite work surface, range of pan drawers, integrated Neff dishwasher with matching door, 1½ bowl sink unit with mixer tap and drainer to one side with curved fronted cupboards under, eye-level Neff ovens, grill and coffee machine with cupboards under and over, double glazed frosted window to side aspect, pelmet and under unit lighting, inset five ring gas hob with curved fronted drawers under and pan drawers to either side, extractor hood, fan and light over, space for American style fridge/freezer with larder cupboards to either side and cupboard over, tall contemporary radiator, ceiling coving and spotlights.

CONSERVATORY / SUN ROOM

18' 4" x 15' 11" (5.59m x 4.85m) Pitched roof with three skylight windows and spotlights, tiled flooring, twin doors leading to living room & kitchen, two contemporary style radiators, sliding double glazed doors leading to rear garden and windows to one side, square opening leading to:

OUTER LOBBY

Door to front with frosted glazed panel, matching flooring, door to cloakroom and utility room.

CLOAKROOM

Work surface with rectangular wash hand basin and mixer tap, floor units, tiled splashback, ceiling coving and spotlights, concealed cistern w.c., tiled flooring, contemporary radiator.

UTILITY ROOM

8' 6" x 7' 7" (2.59m x 2.31m) Range of wall and floor units with roll top work surface, inset single drainer sink unit with mixer tap, integrated fridge with matching door, double glazed window to rear aspect overlooking garden, space and plumbing for washing machine and tumble dryer, tall larder cupboard, contemporary radiator, tiled flooring, ceiling coving and spotlights, extractor fan.

FIRST FLOOR

Split-level landing with double glazed frosted window to side aspect, staircase to primary balustrade landing, access to loft space, contemporary radiator, doors to primary rooms, built-in cupboard housing hot water cylinder and pump.

BEDROOM 4

9' 2" max. x 8' 3" max. (2.79m x 2.51m) Range of floor to ceiling built-in wardrobes to one wall, high level storage cupboard over stairwell, double glazed window to front aspect with plantation shutter blinds, contemporary radiator, picture rail, ceiling coving.

BEDROOM 2

13' 3" x 11' 11" (4.04m x 3.63m) Double glazed window to front aspect with plantation shutter blinds, contemporary radiator, ceiling coving and spotlights, built-in double doored wardrobe with hanging rail and shelving.

FAMILY BATHROOM

White suite comprising: double ended panelled bath with wall mounted filler and controls, ceramic tiled to all walls, tiled flooring, concealed cistern w.c., double glazed frosted window to side aspect with plantation shutter blinds, heated towel rail, large shower cubicle with wall mounted controls and drench style hood, recessed shelving and extractor fan, wash hand basin with mixer tap and drawer under, medicine cabinet.

BEDROOM 3

12' 5" x 9' 5" (3.78m x 2.87m) Range of floor to ceiling built-in wardrobes to one wall with hanging space and shelving, double glazed window to rear aspect with plantation shutter blinds and seating under, radiator, ceiling coving and spotlights.

BEDROOM 1

20' 7" x 13' 1" max. decreasing to 6'4" at narrowest point (6.27m x 3.99m) Range of floor to ceiling built-in wardrobes with hanging space and shelving, double glazed window to side aspect with plantation shutter blinds, contemporary radiator.

WALK-IN WARDROBE

Wardrobe with hanging rail and automated lighting, tiled flooring, double glazed window to rear aspect with matching blinds, contemporary radiator, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with panelled door, extractor fan, ceiling spotlights and coving, tiled to walls and floor, wash hand basin with mixer tap and cupboards under, concealed cistern w.c., heated towel rail.

OUTSIDE

To the rear accessible from the conservatory/sun room is an easterly facing lawned garden with large patio areas ideal for al-fresco dining, the garden is enclosed by fence panelling and retaining walls with pillared gate and fencing to the rear.

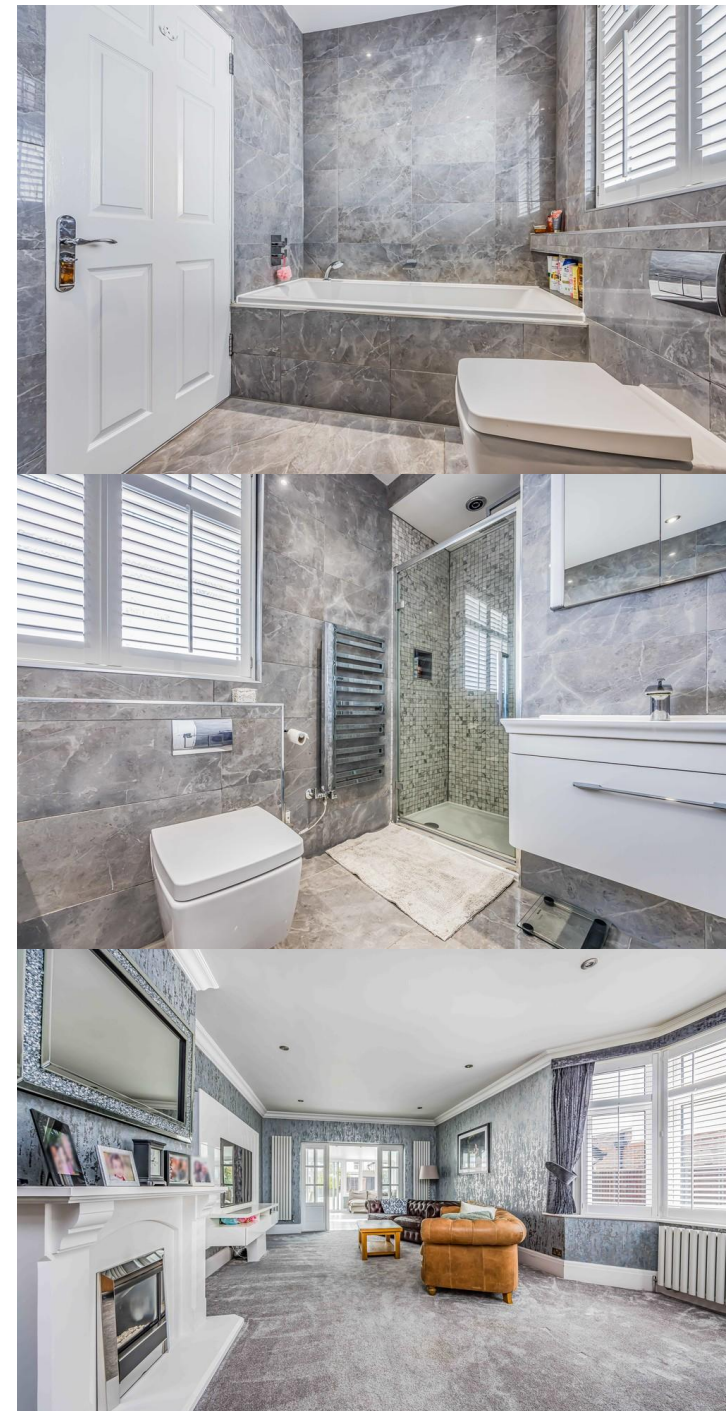
AGENTS NOTES

Council Tax Band E - 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.

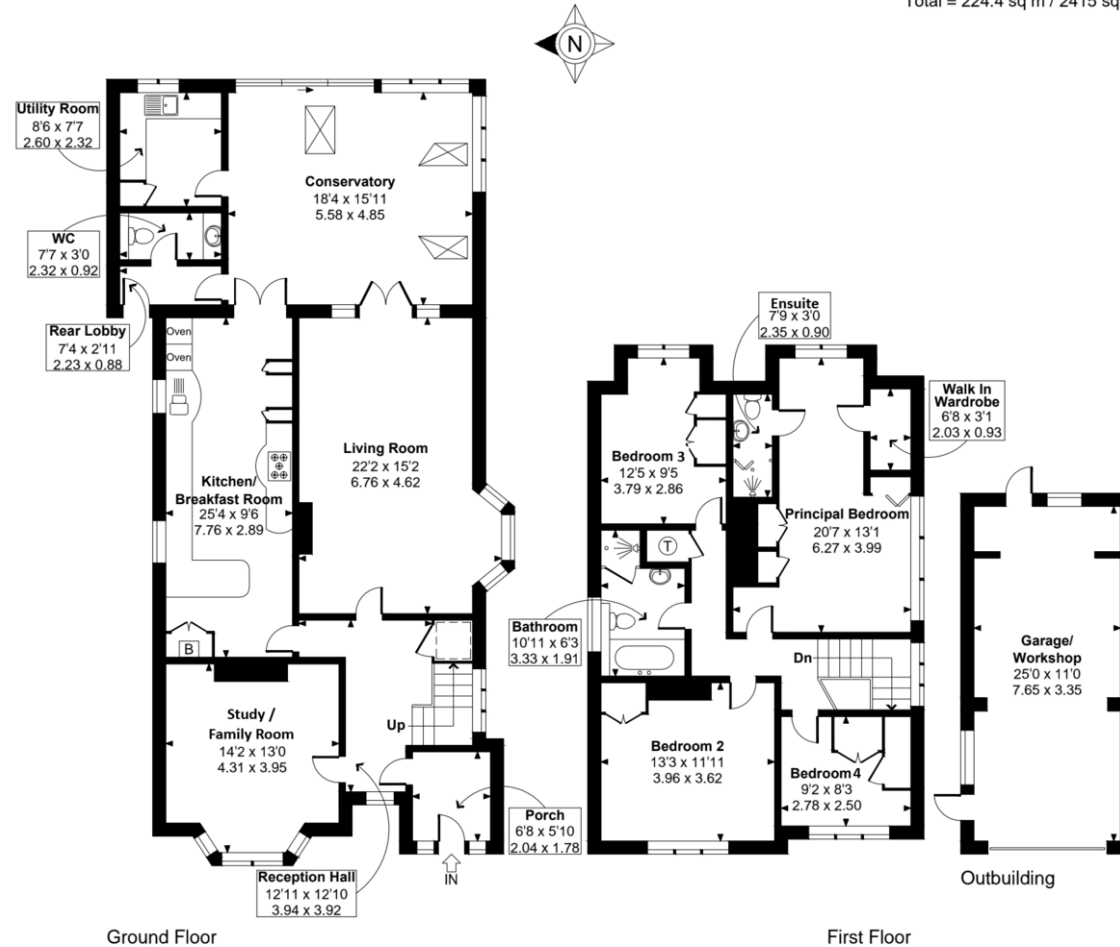


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Approximate Gross Internal Area = 198.8 sq m / 2140 sq ft

Outbuilding = 25.6 sq m / 275 sq ft

Total = 224.4 sq m / 2415 sq ft



Ground Floor

First Floor

□ □ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.