



102 Kirby Road

Portsmouth, PO2 0PR

Offers in excess of £475,000



102 Kirby Road

Portsmouth, PO2 0PR

Offers in excess of £475,000



Situated in the highly sought after Kirby Road, this stunning and substantially extended four bedroom family home offers beautifully presented accommodation arranged over three floors, together with a modern open plan kitchen diner, garage and an impressive south facing rear garden. Combining generous proportions with stylish modern living, this exceptional property is ideally suited to families.

The heart of the home is undoubtedly the open plan kitchen diner / family room. Thoughtfully designed for both everyday family life and entertaining, the contemporary kitchen features a centre island, a range of wall and floor mounted units, extensive worktop space, integrated appliances such as a oven, hob on island with overhead extractor fan, dishwasher, microwave and plumbing for washing facilities. There is ample space for a family dining table, a large sofa and other furnishings, bi-fold doors opening directly onto the rear garden and creating a seamless connection between the inside and outside spaces.

To the front of the property is a separate living room, with a large bay window, and ample space for multiple sofas and other furnishings.

A convenient downstairs toilet completes the ground floor.

To the first floor are three well proportioned bedrooms, including two excellent sized double bedrooms and a further bedroom that would make an ideal child's room, nursery or home office. Bedroom two benefits from fitted wardrobes. A stylish four piece bathroom serves this floor, complete with a

bath, separate walk in shower, toilet and sink with storage unit.

The second floor is dedicated to an impressive master bedroom suite with dormer, ample in size for a super king sized bed and other furnishings, as well as benefitting from its own shower en-suite. There is useful eaves storage.

Externally, the property continues to impress. The south facing rear garden is a fantastic feature, offering an excellent outdoor space for entertaining and relaxing. The garden has been thoughtfully landscaped with areas of planting and a decking area for seating.

The property also benefits from a detached large garage/outbuilding, providing valuable additional storage, utility space, parking or potential for use as a workshop or hobby space, subject to any necessary permissions. The garage is split into two, benefiting from electricity, and there is a dropped kerb.

Kirby Road is a well regarded and established residential street in Portsmouth, offering easy access to local amenities, schools, and transport links. The property is within close reach of local parks, shops, and cafes, with excellent access to the city centre, mainline train stations, and motorway connections for commuting.

Additional benefits to the property are gas central heating and double glazing throughout.

An outstanding four bedroom extended home offering exceptional family accommodation, a stunning open

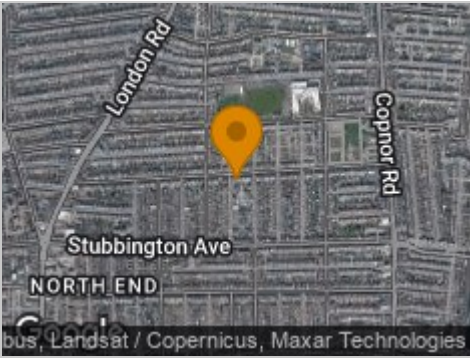
plan living space, south facing garden, garage, two bathrooms and a downstairs WC. Early viewing is highly recommended.



Road Map



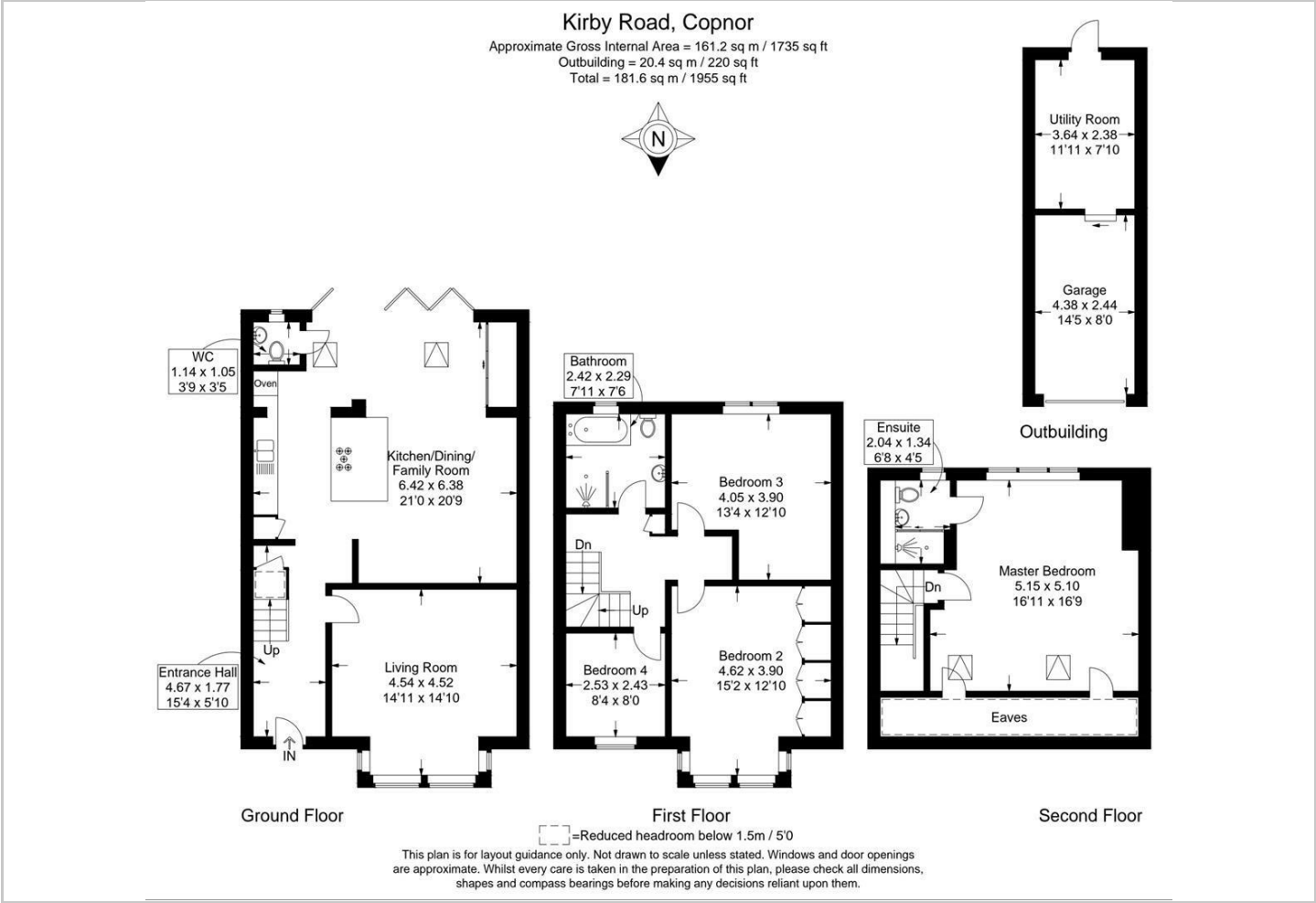
Hybrid Map



Terrain Map



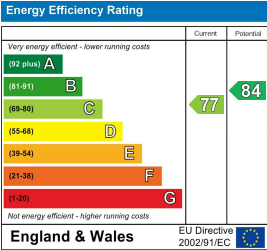
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.