





12 Cygnet Road

Portsmouth, PO6 1LJ

- THREE BEDROOMS
- GARAGE AND DRIVEWAY FOR MULTIPLE CARS
- EXTENDED TO CREATE UTILITY ROOM
- ULTRA MODERN KITCHEN WITH KITCHEN ISLAND
- EASY ACCESS TO THE A3
- SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN THROUGHOUT THE GROUND FLOOR
- POPULAR FARLINGTON LOCATION
- IDEAL FAMILY HOME

Located in the ever-popular area of Farlington, this immaculately presented three-bedroom semi-detached home has been extended and modernised to create the perfect turn-key property. Boasting a stunning open-plan kitchen, dining and living space, a separate study area, utility room and downstairs WC, the home is perfectly suited to modern family living. Outside, you'll find a double driveway, garage and a beautifully landscaped low-maintenance rear garden, all within easy reach of local amenities and excellent transport links including the A3 and M27.



Situated within a highly sought-after part of Farlington, this immaculately presented three-bedroom semi-detached home has been thoughtfully extended and reconfigured to create a stylish, contemporary family home that is ready to move straight into. Finished to an exceptional standard throughout, this is a true turn-key property, ideal for buyers seeking modern living with nothing left to do.

The property immediately impresses with its attractive kerb appeal, benefiting from a double driveway providing ample off-road parking, as well as a garage. The property has been cleverly extended behind the garage to create a practical utility room and convenient ground floor WC, adding valuable functionality to the home.

The remainder of the ground floor has been beautifully redesigned with modern family living in mind, creating a superb open-plan layout. At the heart of the home is a stunning kitchen and dining area, seamlessly flowing into the spacious lounge and an additional study area, making it perfect for entertaining, home working or everyday family life. The abundance of natural light and thoughtfully designed living spaces create a warm and inviting atmosphere throughout.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom, all complemented by a stylish family bathroom.

Externally, the rear garden has been landscaped to provide a low-maintenance yet attractive outdoor space, featuring a generous patio area ideal for outdoor dining alongside an artificial lawn, creating the perfect place to relax and entertain.

Ideally positioned for commuters and families alike, the property enjoys excellent access to the A3 and M27, while a range of local shops, restaurants and everyday amenities are all within easy reach.

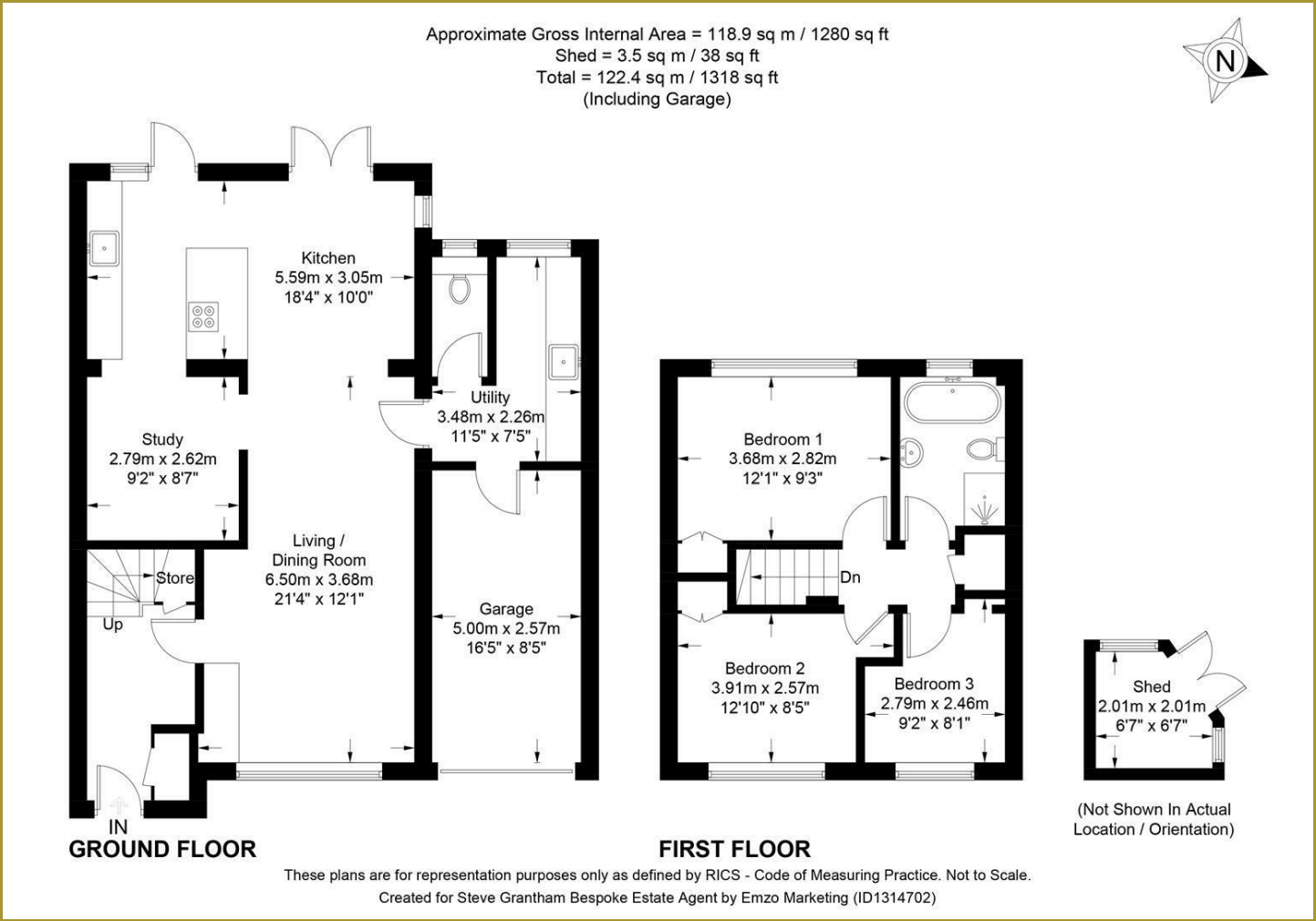
Combining exceptional presentation, versatile open-plan living and a highly desirable location, this outstanding home offers an exciting opportunity for buyers looking to secure a beautifully finished property in one of Farlington's most popular residential areas.

£395,000

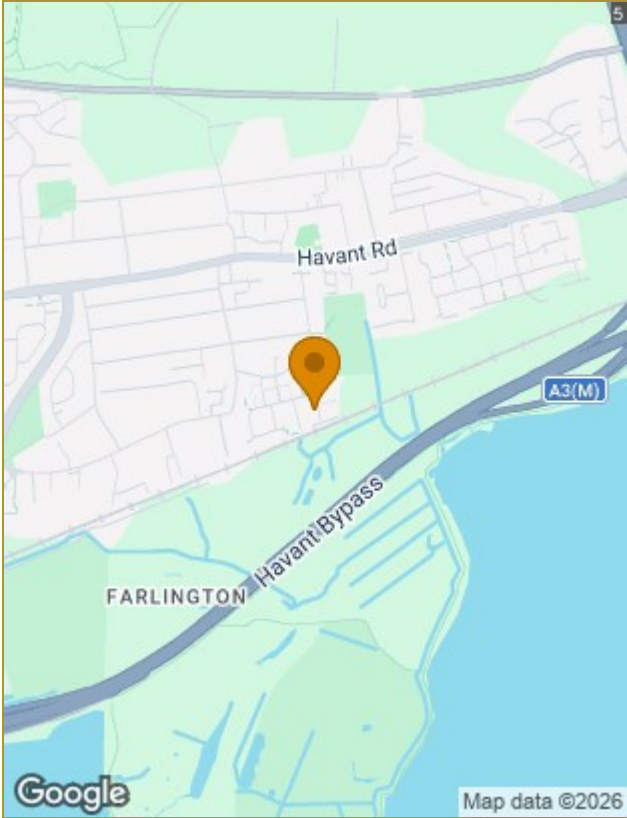




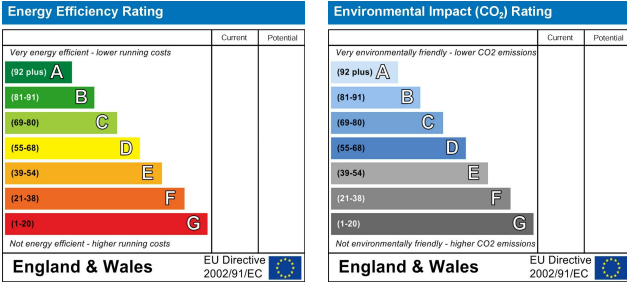
Floor Plans



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.