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105 Kirby Road

Portsmouth, PO2 0PP

Offers in the region of £499,995



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Welcome to Kirby Road...

This beautifully presented four-bedroom semi detached home on Kirby Road effortlessly combines period charm with modern living, offering spacious and versatile accommodation ideal for growing families. The property has been thoughtfully updated to create a stylish yet practical home ready to move straight into, featuring a garage for off road parking, two reception rooms, three bathrooms, a loft room master with en-suite, and a modern kitchen with bi-fold doors, this truly is an excellent family home.

Upon entering, you are welcomed by a bright and inviting entrance hallway, leading you to the first of the reception rooms to the left. This bay fronted lounge is ample in size to accommodate multiple sofas and other furnishings, complete with shutter blinds and a fireplace.

A second lounge sits to the rear, offering a cosy yet flexible environment that seamlessly wraps around and flows into the kitchen/dining area. Complete with a log burner, there is room for multiple sofas again and other furnishings. This open-plan layout creates a sociable and functional heart of the home, ideal for both everyday family life and hosting gatherings.

The kitchen itself is well equipped with a range of wall and floor mounted units, ample work top space, and integrated appliances such as a fridge / freezer, double oven, microwave and dishwasher. There is a breakfast bar suitable for extra seating, and bi-fold doors open directly onto the rear garden, allowing natural light to pour in.

Completing the ground floor is a convenient shower room with WC, adding further practicality for busy households.

The first floor offers three well proportioned bedrooms, each beautifully presented and filled with natural light. Bedroom two benefits from fitted wardrobes, providing excellent built-in storage. Bedroom three makes an excellent double and bedroom four is a perfect children's room, home office or guest room.

The family bathroom is also located on this level, finished to a modern standard with quality fixtures and fittings, featuring tiled walls and floors, a bath with handheld shower, toilet and sink.

The top floor has been expertly converted into an impressive loft room, forming a superb master suite. This generous and private space accommodates a super king size bed and other furnishings, complete with fitted wardrobes and units providing excellent storage, and a stylish four-piece en-suite bathroom featuring both a bath and separate shower, toilet and sink.

Externally, the rear garden has been designed with low maintenance in mind. A pergola provides a charming space for seating or outdoor dining, while the summer house, complete with power, offers excellent versatility, whether used as a home office, gym, or creative space. The garden also provides access to the garage, which itself benefits from power and offers both storage and secure parking. Additional convenience is provided via a side access gate.

The property benefits from owned solar panels, providing improved energy efficiency and the potential for reduced running costs. As well as double glazing throughout and gas central heating.

Situated in Kirby Road, you are within close proximity to a range of local amenities, including shops, good transport links and excellent schools.

Overall, this exceptional property on Kirby Road offers a combination of character features and modern upgrades. With generous accommodation across three floors, a beautifully presented interior, and a well-designed outdoor space, it represents a fantastic opportunity to acquire a stylish and practical family home in a highly desirable location.

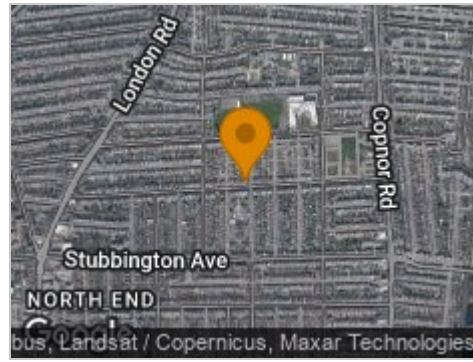
Viewings are highly advised to appreciate all this home has to offer. Please contact the office to arrange your appointment.



Road Map



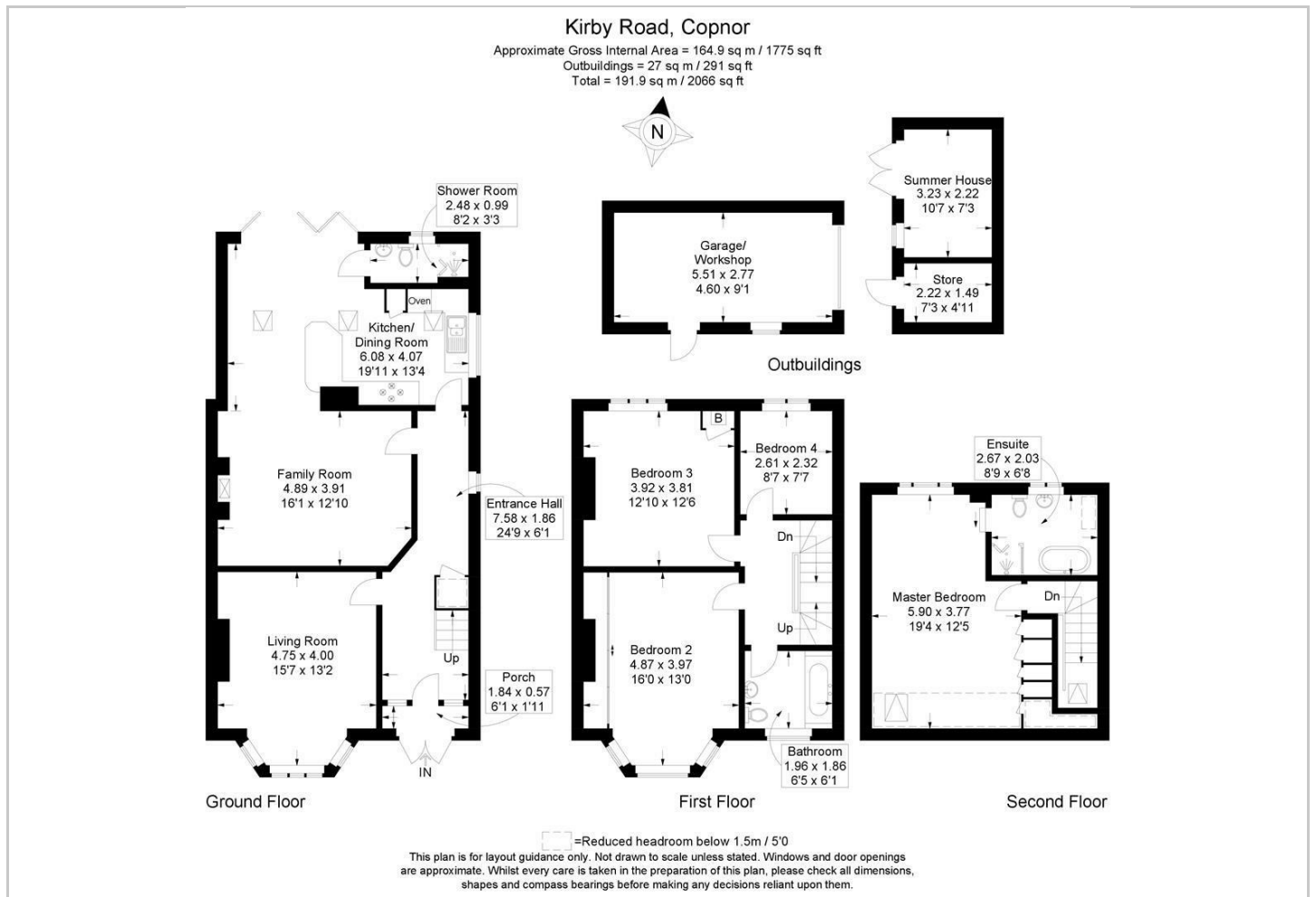
Hybrid Map



Terrain Map



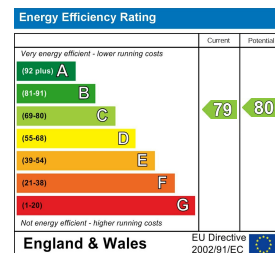
Floor Plan



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



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