



**£525,000**  
**36 Althorpe Drive**  
Portsmouth, PO3 5XA

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to be selected to market this executive, detached residence located in the cul-de-sac portion of Althorpe Drive, Anchorage Park. Accommodation comprises four bedrooms to the first floor in addition to a modern-fitted, family shower room and an en-suite shower room. The ground floor boasts a 15' reception room, an 18', modern-fitted kitchen/breakfast room and a ground floor WC. Externally the property boasts a landscaped, rear garden measuring 33' x 32', a detached double garage with power and light and a 70', block-paved driveway providing off road parking for approximately two vehicles. Further benefits include gas central heating, double glazing and delightful views across a mature, tree-lined parkland from the front aspect. To fully appreciate everything on offer arrange your internal inspection by contacting our Portsmouth branch!





**PVC DOUBLE GLAZED FRONT DOOR:**

**PORCH** PVC double glazed window to front aspect and to side aspect, hard wood front door:

**HALLWAY** Obscure Stained glass window to side aspect, radiator, door to WC, door to reception room, door to kitchen/diner, stairs to first floor, under stairs storage cupboard housing electric meter and consumer units.

**RECEPTION ROOM** 15' 7" x 18' (4.75m x 5.49m) PVC double glazed window to front aspect, double radiator, wooden display unit with storage and integrated electric heater.

**WC** Obscure PVC double glazed window to side aspect, low level WC with concealed cistern, wash hand basin, tiled splash back and storage below.

**KITCHEN/DINER** 18' maximum x 15' narrowing to 32" (5.49m x 4.57m) PVC double glazed patio door to garden, PVC double glazed window to rear aspect, hardwood door to garden, double radiator, hydronic plinth heater, range of wall and base units, roll top work surfaces and breakfast bar with additional storage, 1 & 1/2 bowl, stainless steel sink with drainer unit and mixer tap, integrated 'NEFF' stainless steel electric oven, microwave, induction hob & extractor over, plumbing for washing machine, space for fridge/freezer, cupboard housing boiler.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, radiator, loft access with pull down ladder, door to all rooms, cupboard housing water tank.

**BEDROOM TWO** 10'2" narrowing to 6'10" x 9'1" narrowing to 5'10" (3.2m x 2.87m) PVC double glazed window to front aspect, radiator, integrated bespoke solid oak desk.

**BEDROOM ONE** 13' 2" x 8' 8" (4.01m x 2.64m) PVC double glazed window to front aspect, radiator, door to en-suite.

**EN-SUITE SHOWER ROOM** Obscure PVC double glazed window to side aspect, radiator, walk in shower cubicle, vanity unit, low level WC with concealed cistern, tiled to principle areas.

**SHOWER ROOM** Obscure PVC double glazed window to side aspect, three piece stainless steel walk in shower area, vanity unit, close coupled WC with concealed cistern, marble worktop, fitted, heated mirror with dimmable LED lighting, tiled to principle areas, tile effect vinyl flooring, spotlighting.

**BEDROOM FOUR** 9' x 7' 7" (2.74m x 2.31m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 10' 2" plus wardrobe depth x 8' 8" (3.1m x 2.64m) PVC double glazed window to rear aspect, radiator, built in wardrobe with sliding mirrored doors.

**REAR GARDEN** 33' x 32' (10.06m x 9.75m) Fully enclosed, landscaped, rear garden with mature flower and shrub borders, block paved area, outside tap, decorative water feature, leading to side way.

**SIDEWAY** Block Paved, pedestrian access to driveway, door to garage, security light, water butt.

**DOUBLE GARAGE** 16' 4" x 16' 9" (4.98m x 5.11m) Twin, metal up and over doors, power and light, workbench, attic storage.

**DRIVEWAY** 70' maximum x 40' maximum (21.34m x 12.19m) Fully block paved, off road parking for approximately two vehicles. \*\*\*Agents Note\*\*\*: The occupants of number 36 have a right of way to access their driveway. This does not infringe the designated parking area which is immediately outside the double garage.





**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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