



4 Down End Road, Drayton, Portsmouth, Hampshire, PO6 1HT

TOWN & COUNTRY
SOUTHERN



Features

- An Impressive Detached Family Home
- Four Bedrooms, Large Shower Room & Cloakroom
- Sitting Room, Dining Room & Sun Room
- Recently Fitted Kitchen, Downstairs Cloakroom

PROPERTY SUMMARY

Occupying an elevated position in one of the area's most sought-after residential locations, this substantial detached family home is set well back from the road behind a generous front garden with a double garage and driveway parking. Standing on an impressive plot of approximately 0.25 acres, the property offers excellent potential for growing families, multi-generational living, or those seeking space to accommodate an elderly relative.

Extending to approximately 1,762 sq ft of accommodation, the home is arranged over two principal floors and comprises a large entrance hall, an impressive 24ft sitting room leading to 22' sunroom, 15ft dining room, newly fitted kitchen and cloakroom on the ground floor. The first floor provides four well-proportioned bedrooms, a recently fitted large shower room, and a separate cloakroom. To the rear is a generous sized garden and to the front are outstanding views

towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond. Ideally located for local shopping facilities, bus routes, recreation grounds and being within the catchment area for both Solent and Springfield Schools (subject to confirmation), this property presents a rare opportunity to acquire a home of both size and potential in a highly desirable, elevated location.



ENTRANCE

Brick retaining wall, brick paviour driveway with off road parking leading to a double garage, lawned garden with central matching brick pathway with black metal handrail to one side of path up to the front of the house, brick steps up to oak framed covered porch, wooden front door with stained glass leadlight window and etched leadlight stained-glass panels to either side leading to:

HALLWAY

14' 5" x 10' 5" (4.39m x 3.18m) Two hexagonal stained-glass windows to either side of front door, leadlight window to side aspect, staircase rising to first floor with understairs cupboard housing gas and electric meters, cloaks hanging area, ornamental curved brickette surround fireplace with matching hearth, textured ceiling.

SITTING ROOM

24' 3" x 11' 11" (7.39m x 3.63m) Double glazed bay window to front aspect with outstanding views over roof tops towards Langstone Harbour and the City of Portsmouth in the distance with double radiator under, glazed panelled door to hallway, ceiling coving, glazed panelled door to inner lobby with radiator to one side, brickette surround fireplace with matching hearth and Crittall windows/doors to either side leading to:



SUNROOM

22' 2" x 5' 3" (6.76m x 1.6m) Glazed panels to upper sections, vinyl flooring, door to side aspect.

KITCHEN

10' 6" x 10' 3" (3.2m x 3.12m) Comprehensive range of recently fitted floor and wall units, inset four ring electric hob with oven under, eye-level microwave with cupboard over, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, integrated dishwasher with matching door, single drainer stainless steel sink unit with mixer tap, double glazed door and window to rear aspect, wall mounted boiler supplying domestic hot water and central heating (not tested) vinyl wood effect flooring, double glazed window to side aspect, glazed panelled door to hallway, arched opening leading to:

INNER LOBBY

Doors to living room, cloakroom and dining room.

CLOAKROOM

Fully ceramic tiled to floor and walls, vanity surface with wash hand basin, mixer tap and cupboards under, concealed cistern w.c., double glazed frosted window to side aspect, chrome heated towel rail, ceiling spotlight.

DINING ROOM

15' 4" x 12' 0" (4.67m x 3.66m) High-level double-glazed window to rear aspect overlooking garden, twin double glazed doors to side leading to side and rear gardens, radiator.

FIRST FLOOR

Landing with leadlight stained-glass window to side aspect, deep built-in cupboard with shelving.

BEDROOM 2

13' 1" x 11' 11" (3.99m x 3.63m) Double glazed window to side aspect, ceiling coving, radiator, interlinking door leading to:

BEDROOM 4

15' 4" x 12' 0" (4.67m x 3.66m) Triple aspect double glazed windows overlooking garden, radiator.

BEDROOM 1

15' 5" into bay window x 11' 11" (4.7m x 3.63m) Double glazed bay window to front aspect with outstanding views over roof tops towards Langstone Harbour, Hayling Island and the City of Portsmouth and Isle of Wight beyond, double glazed window to side aspect with radiator under, textured ceiling with coving.

BEDROOM 3

10' 7" x 8' 10" (3.23m x 2.69m) Dual aspect double glazed windows to front and side with outstanding views towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond, radiator.

CLOAKROOM

Metro white tiles, close coupled w.c., double glazed frosted window to side aspect, tiled flooring.

SHOWER ROOM

Large shower cubicle with sliding door, drench style hood and separate shower attachment, ceramic tiled flooring, metro white tiled surrounds, wash hand basin with mixer tap and cupboard under, double glazed frosted window to rear aspect, chrome heated towel rail, tiled flooring.

OUTSIDE

The rear garden is laid to lawn with a patio area, mature trees and shrubs, the garden is enclosed by a wall and fencing to right hand side, steps leading down to side garden, laid to lawn, fence panelling to left hand side of property. The whole plot extends approx. 0.25 of an acre.

DOUBLE GARAGE

17' 3" x 16' 1" (5.26m x 4.9m) Electric roller up and over door, side and rear lighting, power points.

AGENTS NOTES

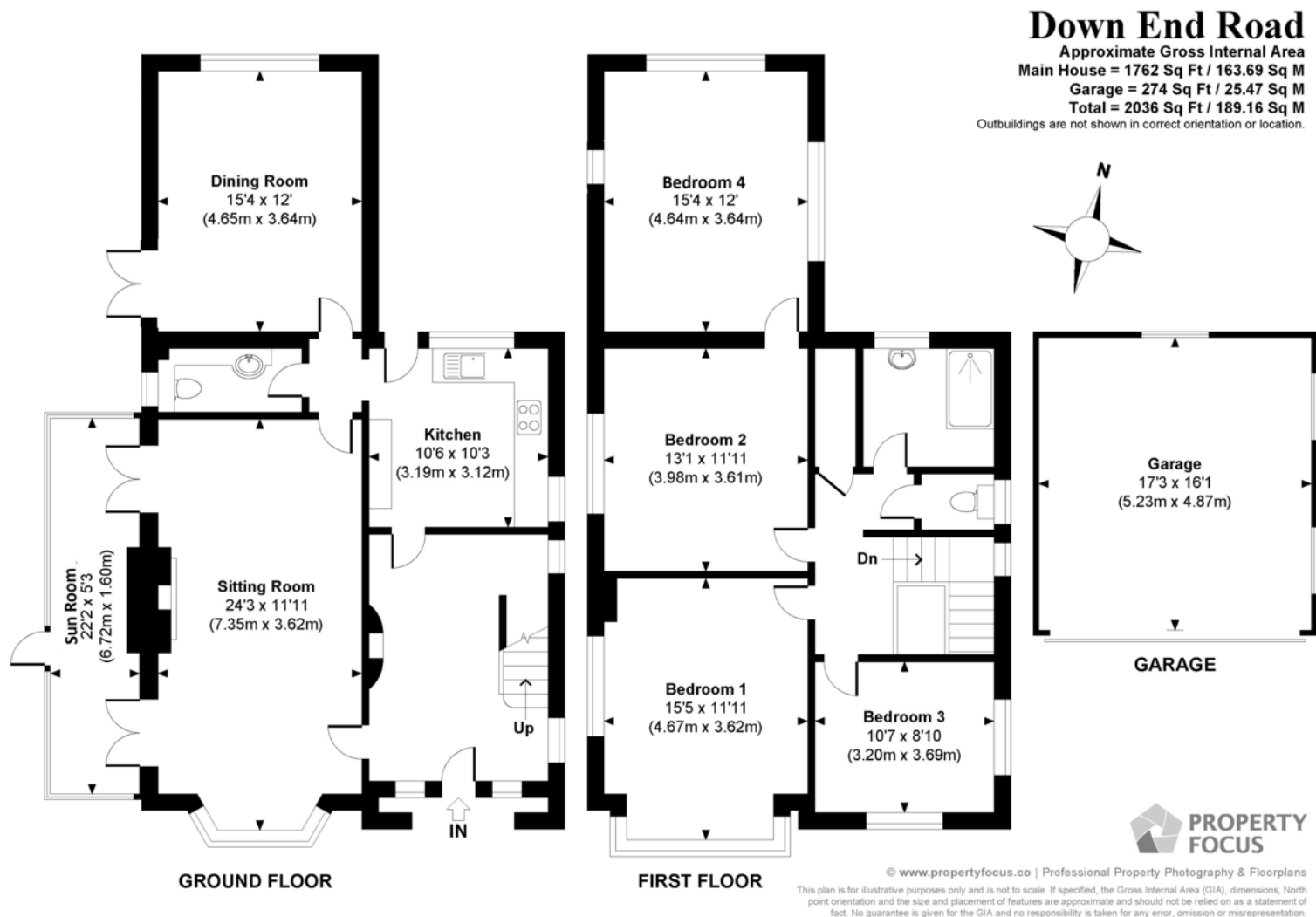
Council Tax Band G - Portsmouth City Council

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.