



£875,000
10 Craneswater Avenue
Southsea, PO4 0PB

SEMI-DETACHED HOME IN DESIRABLE LOCATION! This impressive semi-detached residence is set within one of Southsea's most prestigious residential locations. Sitting along Craneswater Avenue, the home is positioned perfectly with easy access to the popular locations of Canoe Lake and Southsea Seafront. The accommodation amounts to almost 2,400 sq. ft. and combines period character with modern finishes to create an appealing family home. The ground floor briefly comprises an entrance porch and hallway, separate living and dining rooms, a family room, shower room, and a kitchen/breakfast room, with the first floor offering two double bedrooms, the family bathroom, an additional shower room and a flexible office/laundry room. The top floor occupies three further double bedrooms. The exterior offers a gated entrance to a walled front garden, together with secure side access leading to an enclosed, walled rear garden with an attractive block-paved patio. A truly exceptional home, which can only be appreciated by an internal inspection.

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ENTRANCE Enclosed by brick walls with metal gate, paved walkway, partly laid to lawn, wooden front door to:

PORCH Period tiled flooring, wooden door to:-

HALLWAY Stairs with spindled balustrade to first floor landing, period picture rail and dado rail, radiator, solid wood flooring, double glazed window to side elevation.

LIVING ROOM 18' 9" x 14' 10" (5.74m x 4.54m) Double glazed bay window to front elevation, carpeted, radiator, period features include: feature fireplace, high skirting boards, ceiling rose and coving.

DINING ROOM 17' 10" x 11' 11" (5.45m x 3.65m) Double glazed window to side elevation, carpeted, period features include: fireplace, ceiling rose, picture rail and coving, radiator.

SHOWER ROOM 5' 0" x 6' 6" (1.53m x 2.00m) Shower cubicle with thermostatic mixer, low level WC, pedestal mounted wash basin, tiled to principal areas.

RECEPTION ROOM 22' 4" x 9' 1" (6.81m x 2.77m) Double glazed door to garden, radiator, solid wood flooring.

KITCHEN 20' 8" x 9' 1" (6.30m x 2.78m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, space for 'Range' cooker with extractor hood over, integral dishwasher, space and plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted boiler, spot lights, kick board lighting, tiled flooring, dual aspect double glazed windows and double glazed door to garden.

SPLIT LEVEL LANDING Stairs to first floor landing.

BATHROOM 9' 5" x 8' 10" (2.88m x 2.71m) Corner Jacuzzi bath with mixer tap, low level WC, wall mounted bowl sink with mixer tap, sauna, radiator, tiled to principal areas, double glazed window to rear elevation.

SHOWER ROOM 4' 11" x 5' 8" (1.52m x 1.73m) Shower cubicle with thermostatic mixer and over-sized shower head, close coupled WC, wall mounted wash basin, heated towel rail.

FIRST FLOOR LANDING Stairs to second floor landing, carpeted.

MASTER BEDROOM 18' 7" into bay x 14' 11" (5.67m x 4.56m) Double glazed bay window to front elevation, carpeted, radiator, built-in wardrobes.

OFFICE 6' 11" x 6' 1" (2.11m x 1.87m) Double glazed bay window to front elevation, wall mounted boiler, carpeted.

BEDROOM TWO 14' 10" x 11' 11" (4.53m x 3.65m) Double glazed window to rear elevation, carpeted, radiator.

SECOND FLOOR LANDING Split level landing to bedroom three, sky light window.

BEDROOM THREE 14' 10" x 9' 0" (4.53m x 2.76m) Double glazed window to rear elevation, carpeted, radiator, feature fireplace.

BEDROOM FOUR 15' 0" x 12' 4" (4.58m x 3.76m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM FIVE 13' 8" x 12' 0" (4.19m x 3.66m) Double glazed window to side elevation, radiator, feature fireplace, laminate flooring.

GARDEN Mainly laid to lawn with block paved patio and decked area, shrub borders, enclosed by brick walls, side pedestrian access,



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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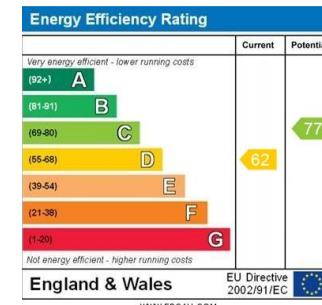
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

AGENTS NOTE:
We have been advised by the vendor that there is solar panels with battery storage system at the property. Please ask for further details.



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.