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## 11 Whimbrel Close

Southsea, PO4 8YP

Offers in excess of £399,995



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## Welcome to Whimbrel Close...

We are delighted to bring to market this wonderful semi detached home situated in a highly desirable area of Milton. Featuring three double bedrooms, off road parking, a garage, modern features and being move in ready, this is an excellent family home.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway leading through to the generously sized open plan lounge diner. This substantial reception room provides an excellent space for both relaxing and entertaining, with ample room for multiple sofas, a family dining table and other furnishings. A sliding door opens onto the garden, allowing natural light to fill the room.

The fitted kitchen is modern and well equipped featuring a range of wall and floor mounted units, integrated appliances such as a fridge/freezer and oven with hob and extractor fan, a sink with drainer and ample counter top space.

To the rear of the property, a conservatory provides additional versatile living space, perfect as a second sitting area or playroom, and useful utility space with plumbing for washing facilities. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with three well proportioned double bedrooms. Each room offers comfortable accommodation with space for king size beds and other furnishings. Bedroom two features a fitted wardrobe.

The family bathroom is a modern four piece suite, comprising of a bath, separate shower, sink with built in storage unit, toilet, and towel radiator.

Externally, the home features a front garden with driveway providing off road parking and access to the integral garage, offering additional storage or secure parking.

To the rear the property boasts a rear garden, which has been designed with low maintenance in mind, with artificial turf and patio areas. An added benefit is pedestrian side access.

Whimbrel Close is ideally situated for access to local amenities, schools, and transport links, all within easy reach, while maintaining a quiet residential feel. Milton Common is just a short walk away, providing green walking areas, whilst Southsea Seafront is just over a mile walk away.

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



## Road Map



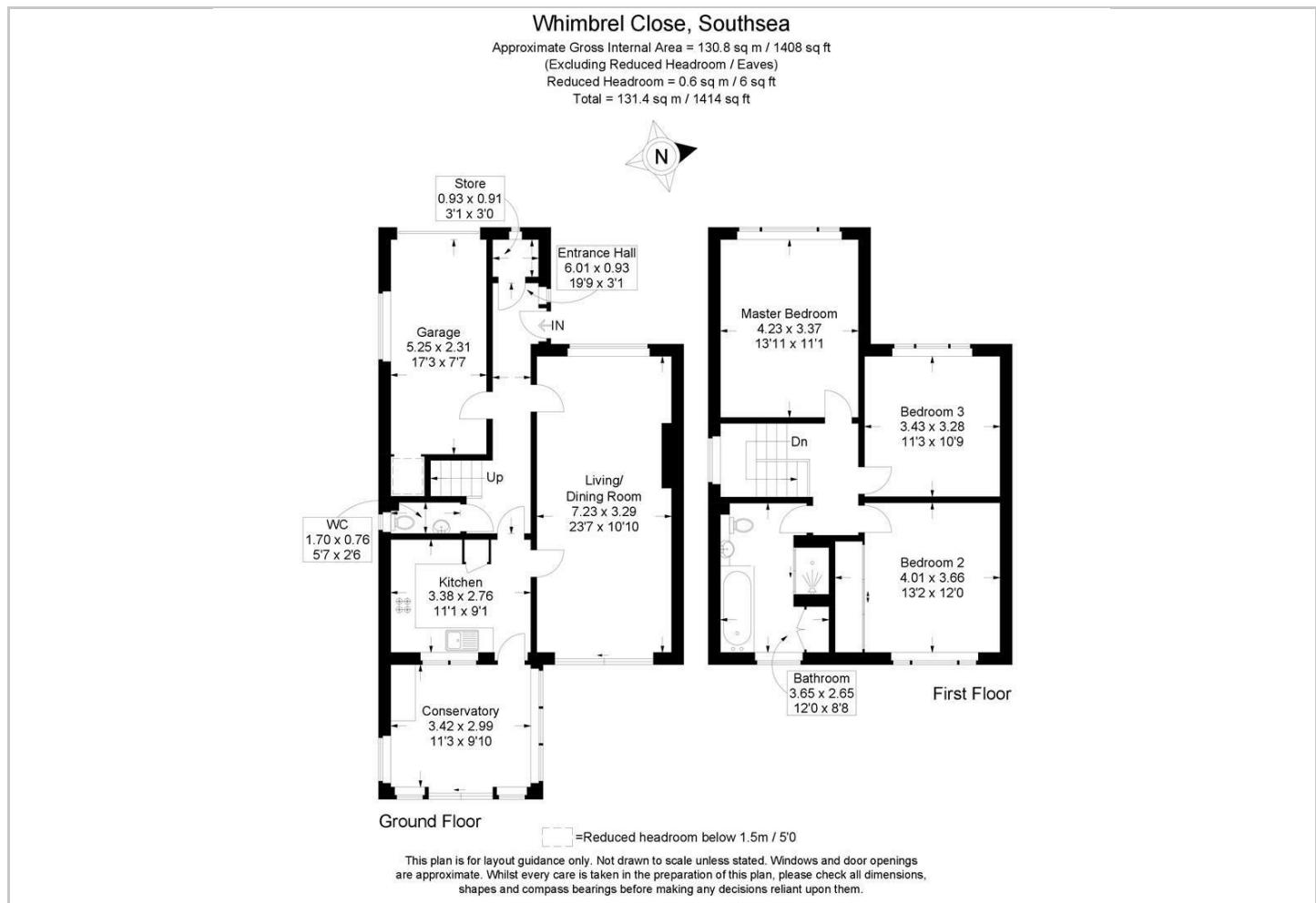
## Hybrid Map



## Terrain Map



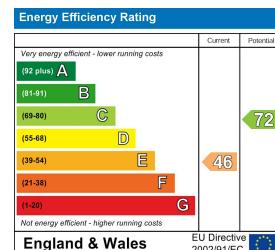
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.