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## 5 Woolner Avenue

Drayton, Portsmouth, PO6 2JZ

Offers in excess of £475,000



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Tucked away in a quiet cul-de-sac within the highly sought-after Drayton area, just a short distance from Farlington and Cosham, this beautifully presented four/five-bedroom semi-detached home offers the perfect balance of period character and modern convenience. With a thoughtfully designed extension, landscaped gardens, and a private garage, this is a home that will appeal to families looking for generous living space in a prime location.

From the moment you arrive, the home's kerb appeal is clear. The front forecourt has been smartly hard-landscaped for low-maintenance living, and a shared driveway leads to the property's own private garage. A side gate also provides pedestrian access to the rear garden, enhancing everyday practicality.

Stepping inside, you are greeted by a bright and welcoming entrance hall, where sunlight filters in to create an immediate sense of warmth. Off the hallway is a downstairs cloakroom, finished with tiled flooring, a modern vanity wash hand basin, low-level WC, tiled splashbacks, and extractor fan.

To the front of the home sits a charming lounge, a cosy retreat that combines traditional style with modern comfort. A large double-glazed bay window fills the room with natural light, while the ornate ceiling rose adds period charm. An electric feature fire with surround and hearth creates a focal point, making this a lovely spot for relaxing evenings.

A real bonus on the ground floor is the versatile study, which also doubles as a fifth bedroom if required. With a side-aspect double-glazed window and space to accommodate a double bed, it is ideal for guests, older

children, or as a dedicated home office. This room also provides access to a discreet utility cupboard, housing the wall-mounted boiler and offering space and plumbing for a washing machine.

At the heart of the home is the impressive open-plan kitchen, dining, and family area – a space designed for modern living and entertaining. Spanning the rear of the property, the room is bathed in light from windows and French doors that open directly onto the garden. The kitchen is fitted with a wide range of stylish eye- and base-level units, finished with luxurious granite worktops. Cleverly designed features include a larder unit, soft-close pan drawers, wine rack, pull-out bins, and integral fridge/freezer. For keen cooks, there is a double oven with warming drawer, hob with extractor hood, and a one-and-a-half sink unit with mixer tap. The seamless flow of this space makes it perfect for hosting gatherings, with ample room for a family dining table and a relaxed seating area overlooking the garden.

On the first floor, four well-proportioned bedrooms provide plenty of flexibility for a growing family. Each room is light and inviting, with scope to be used as bedrooms, a nursery, or even an additional study depending on your needs. A modern family bathroom completes this level, finished with tiled walls and fitted with a heated towel rail, WC, wash hand basin, and bath with shower over and glass screen. Inset lighting and a smooth plastered ceiling add a sleek, contemporary touch.

Externally, the property boasts a delightful rear garden – a private outdoor haven that has been thoughtfully landscaped. Predominantly laid to lawn,

the garden also offers a generous decked seating area, perfect for summer dining and entertaining, as well as mature shrub and plant borders that bring year-round colour. A summer house adds to the versatility of the outdoor space, whether you wish to use it as a hobby room, play area, or peaceful retreat.

Completing the picture is the garage, accessed via the shared driveway. Whether used for secure parking, storage, or as a workshop, it enhances the practicality of this already well-appointed home.

Located in one of the area's most desirable residential spots, the property enjoys excellent proximity to local schools, shops, and transport links. Drayton is well-loved for its community feel and convenient access to both Portsmouth city amenities and the A3/M27 road networks, making commuting straightforward.

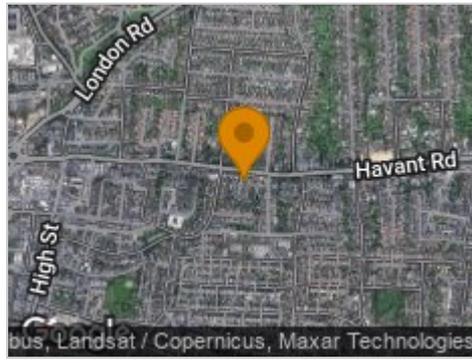
In summary, this is a substantial family home that combines traditional style with modern living. With its generous accommodation, flexible layout, landscaped garden, and prime location, it represents a fantastic opportunity for buyers seeking a long-term home in Drayton. Viewing is highly recommended to fully appreciate everything this property has to offer.



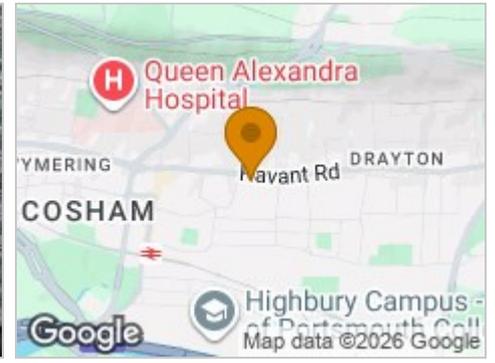
## Road Map



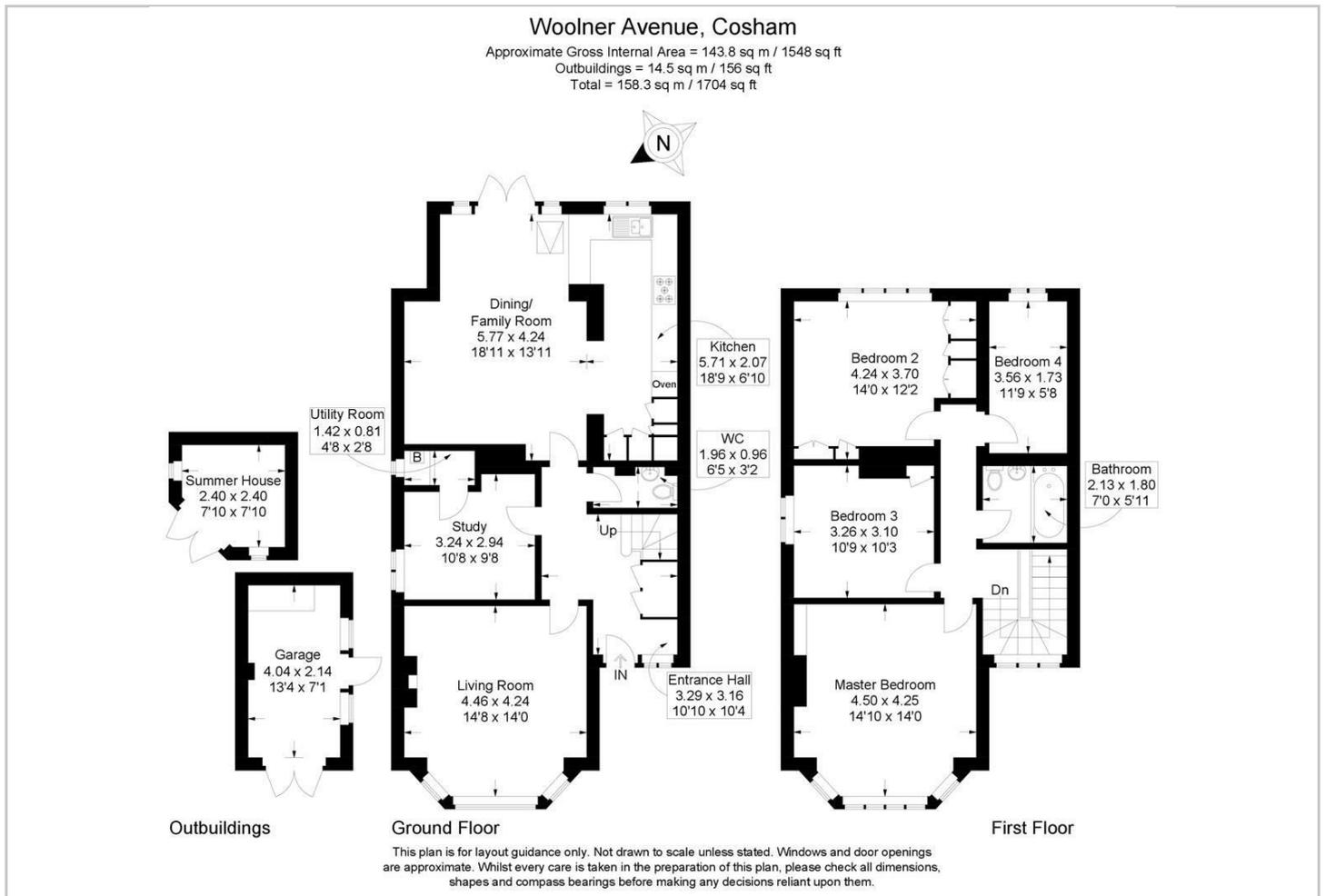
## Hybrid Map



## Terrain Map



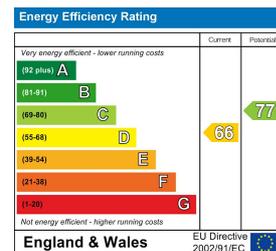
## Floor Plan



## 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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