

KIRBY ROAD

PORTSMOUTH | HAMPSHIRE | PO2 0PX



OFFERS IN EXCESS OF £475,000 Freehold

- Stunning Four-Bedroom Family Home in Requested Location
- Spacious & Versatile Accommodation over Three Floors
- Perfect Blend of Contemporary and Character Features
- Living Room plus an Open Plan Sitting/Dining Room
- Stylish Kitchen and Bathroom Suite
- Stand Out Master Bedroom on Top Floor
- Well Presented and Pretty Rear Gardens
- Garage





In Brief

We are delighted to present this exceptional four-bedroom family home, ideally positioned within one of the area's most sought-after and highly regarded locations. Finished to an impressive standard throughout, the property effortlessly combines stylish contemporary design with the charm and character expected from a home of its period. Offering spacious and versatile accommodation arranged over three floors, this stunning residence is perfectly suited to modern family living. The ground floor welcomes you with a bright and inviting entrance hall, leading to an elegant front-facing living room. Undoubtedly the heart of the home is the impressive open-plan sitting and dining area, featuring beautiful parquet flooring and two skylights that flood the space with natural light. This superb room provides the perfect setting for both everyday family life and entertaining guests. The contemporary kitchen has been thoughtfully designed with both style and practicality in mind, offering a range of integrated appliances and quality fittings to create a functional yet sophisticated space for modern living. Upstairs, the property offers two double bedrooms alongside a fourth bedroom currently utilised as a home office. This versatile room could equally serve as a nursery, dressing room, or a peaceful reading retreat. The standout feature of this wonderful home is located on the top floor. This rather impressive principal bedroom suite, bathed in natural light, provides a private sanctuary away from the rest of the house, offering flexible accommodation and a calm, relaxing atmosphere. The pretty rear garden is enclosed with brick wall/panelled fencing and is laid to artificial lawn, with attractive central slab pathway. A patio area lays adjacent to the house and provides a super space for relaxing and enjoying the view of the attractive gardens. the property further benefits from a single garage accessed from the garden, with access leading onto a private rear service road Ideally situated close to the ever-popular College Park, the property benefits from excellent access to local amenities, reputable schools, convenient bus routes, and nearby shops — making it perfectly suited to families and professionals alike. We would strongly urge an early viewing of this outstanding home!

Offers In Excess Of £475,000

KEY FACTS

Tenure: Freehold

Council Tax Band : D

Energy Performance Certificate : C

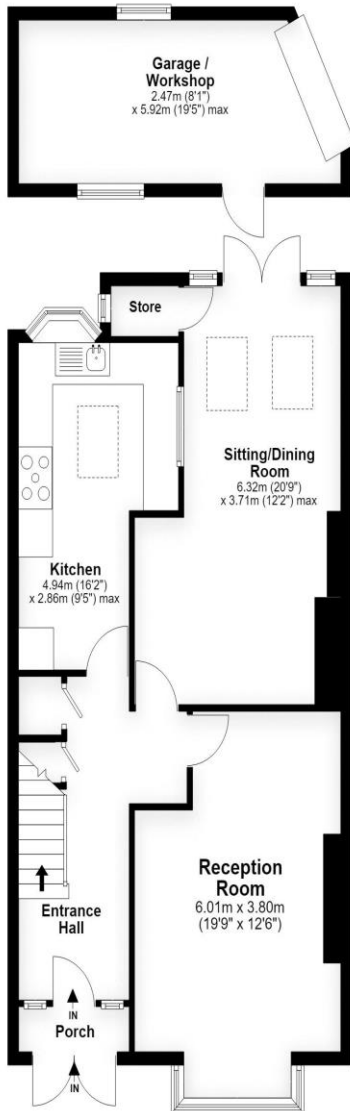


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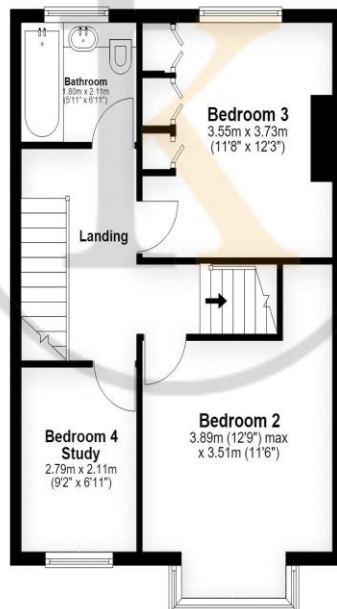
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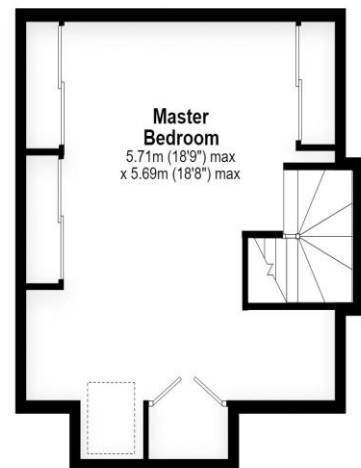
Ground Floor



First Floor



Second Floor



Total area: approx. 163.9 sq. metres (1764.3 sq. feet)

These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

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