



£640,000
Christchurch Gardens
Widley, PO7 5BT

PROPERTY SUMMARY

We are delighted to offer for sale this exceptional 4/5 bedroom detached property in Christchurch Gardens, Widley. This extended family home is presented to a very high standard throughout and internal viewings are very strongly advised. The property has been fully updated and modernised and now benefits from 4 good sized first floor bedrooms and a further possible 5th bedroom on the ground floor, 2 high specification bathroom suites, 2 reception rooms, modern fitted kitchen/breakfast room and a ground floor WC. Externally there is a fabulous low maintenance rear garden with artificial lawn and a large composite decked/seating areas. An added attraction is the high quality bar/entertaining outbuilding and an office providing top quality work space. There is the remainder of the double garage plus a driveway providing off road parking. Early interest is expected so to avoid disappointment contact us as sole agents.

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ENTRANCE HALL Twin obscured windows to front, radiator, Amtico flooring throughout majority of ground floor, wood panelling, thermostat, stairs to first floor, understairs cupboard, doors to:

LOUNGE 17' 09" x 12' 09" (5.41m x 3.89m) Window to front aspect with shutters, radiator, spot lighting, gas fire with solid oak mantle piece.

DINING ROOM 13' 07" x 11' 03" (4.14m x 3.43m) Window to side aspect, double sliding doors to rear aspect.

WC Window to rear aspect, spot lighting, extractor fan, half wall wood panelling, storage cupboard housing wall mounted boiler, WC, hand wash basin with tiled vanity surround and discrete tap.

KITCHEN/BREAKFAST ROOM 17' 08" x 11' 09" (5.38m x 3.58m) Window to rear aspect, window & door to side aspect, spot lighting, part tiled surround, range of cupboards, units and Corian work surfaces with breakfast bar, eye level built in double ovens, large 5 ring induction hob with Neff extractor hood above, 1 1/2 half bowl sink with mixer tap and integral draining board, integrated dishwasher, integrated fridge/freezer, integrated washing machine.

RECEPTION ROOM/BEDROOM 5 11' 07" x 8' 07" (3.53m x 2.62m) Window to front aspect with shutters, radiator, range of cupboards with work surface over, space for tumbler dryer.

FIRST FLOOR

LANDING Down lighting, wall panelling, access to left, doors to:

BEDROOM 1 12' 10" x 11' 03" (3.91m x 3.43m) Window to rear aspect with shutters, floor to ceiling radiator, triple built in sliding door wardrobes, door to:

ENSUITE 7' 04" x 6' 03" (2.24m x 1.91m) Window to rear aspect, extractor fan, spot lighting, wall lights, under floor heating, tiled floor to ceiling, WC, dual hand wash basin with vanity surround and cupboard under, large shower cubicle with rain forest shower head and detachable hose.

BEDROOM 2 13' 00" x 12' 06" (3.96m x 3.81m) Window to front & side aspects, radiator, door to built in wardrobe.

BEDROOM 3 13' 09" x 8' 08" (4.19m x 2.64m) Window to side aspect with shutters, radiator, entrance to built in storage.

BEDROOM 4 12' 07" x 8' 01" (3.84m x 2.46m) Window to front aspect, radiator, over stairs airing cupboard.

FAMILY BATHROOM 11' 10" x 8' 05" (3.61m x 2.57m) Window to rear aspect, heated towel rail, spot lights, extractor fan, tiled floor to ceiling, 4 Piece bathroom suite, WC, large sliding door shower cubicle with double shower hose, hand wash basin with mixer tap and cupboards under, fully tiled bath with hose and detachable hose.

OUTSIDE

FRONT Fully paved front garden, double gates providing off road parking, well matured trees and flower bedding, access to garage, side access to rear garden, outside power points.

REAR GARDEN Extensive Composite decked areas with built in lighting, artificial grass, outside tap, mature trees and shrubs providing you with privacy to your rear garden, access to front, access to outbuilding/bar, access to office, access to fully secured shed.

OUTBUILDING/BAR 17' 03" x 7' 04" (5.26m x 2.24m) Window to side aspect, double doors to front aspect, lighting on the outside, spot lights inside, electric fire, 2 x vents, bespoke wooden bar to remain.

OFFICE 14' 09" x 8' 05" (4.5m x 2.57m) Window and door to front aspect, spot lights, power.

BRICKBUILT SHED 16' 05" x 7' 06" (5m x 2.29m) Power, lighting, concrete flooring.

DOUBLE GARAGE 14' 09" x 8' 05" (4.5m x 2.57m) Up and over door, light and power. (remainder of double garage only).

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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