



58 Farlington Avenue

Drayton, Portsmouth, PO6 1ER

Guide price £475,000



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Situated on the ever-popular Farlington Avenue, this beautifully presented family home combines stylish modern interiors with generous living space, making it an ideal choice for growing families and those who love to entertain.

The attractive rendered frontage is complemented by a private driveway providing off-road parking for multiple vehicles, complete with the added convenience of an EV charging point. A covered side passage provides useful access through to the rear garden.

Stepping inside, you are welcomed by a spacious entrance hallway, finished with practical and contemporary tiled flooring which continues seamlessly into the impressive kitchen/dining/family room. To the front of the property, the cosy living room offers the perfect retreat for relaxing evenings.

The true heart of the home is the stunning 24ft open-plan kitchen, dining and family room, thoughtfully designed with both family life and entertaining in mind. The kitchen features sleek handleless fitted units, a substantial central island with an integrated gas hob, and an excellent range of integrated appliances including a dishwasher, wine cooler, oven, grill, microwave and fridge freezer. Spotlights create a bright, contemporary feel, while bifold doors flood the room with natural light and open directly onto the beautifully landscaped rear garden, effortlessly blending indoor and outdoor living. The extension also benefits from underfloor heating, providing year-round comfort.

Completing the ground floor is a versatile

study/fourth bedroom, ideal for home working or guest accommodation, alongside a stylish shower room/utility finished with floor-to-ceiling tiling and the added luxury of underfloor heating.

The home has been further enhanced with a new boiler installed last year, complete with Wi-Fi smart heating controls, offering improved energy efficiency and convenient control of the home's heating system.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes. The remaining bedrooms are served by a beautifully appointed family bathroom, featuring a luxurious freestanding bath, modern vanity sink unit, high-quality contemporary finishes and underfloor heating for an added touch of luxury.

Outside, the thoughtfully landscaped rear garden has been designed for low-maintenance enjoyment, providing an attractive outdoor space perfect for entertaining, dining al fresco or simply relaxing throughout the warmer months.

This exceptional home effortlessly combines modern design, high-quality finishes and practical family living, enhanced by modern energy-efficient upgrades, making it a fantastic opportunity in one of Drayton's most sought-after roads.



Road Map



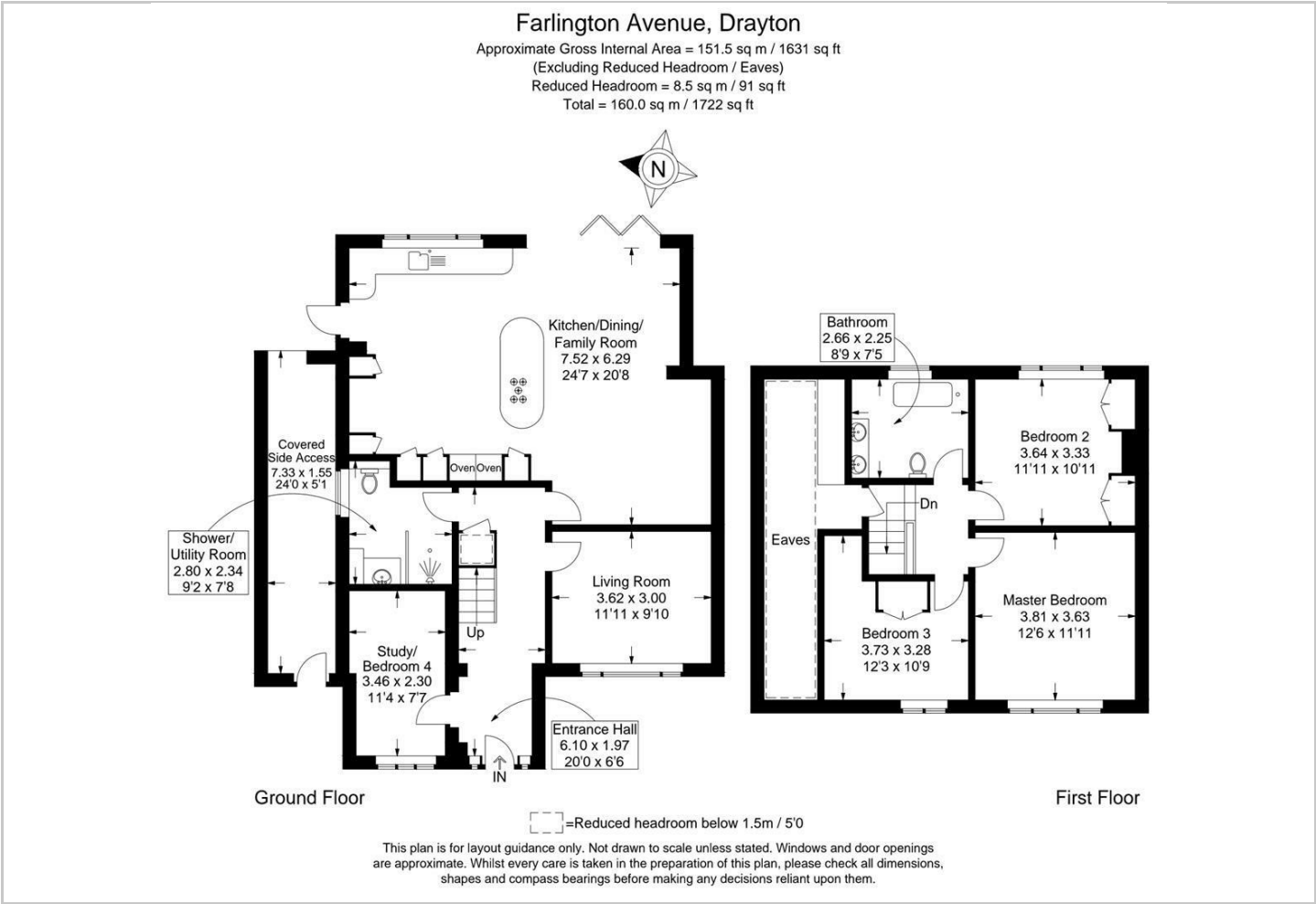
Hybrid Map



Terrain Map



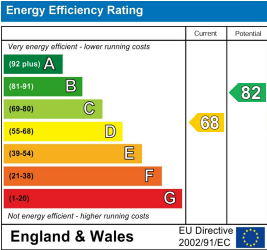
Floor Plan



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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