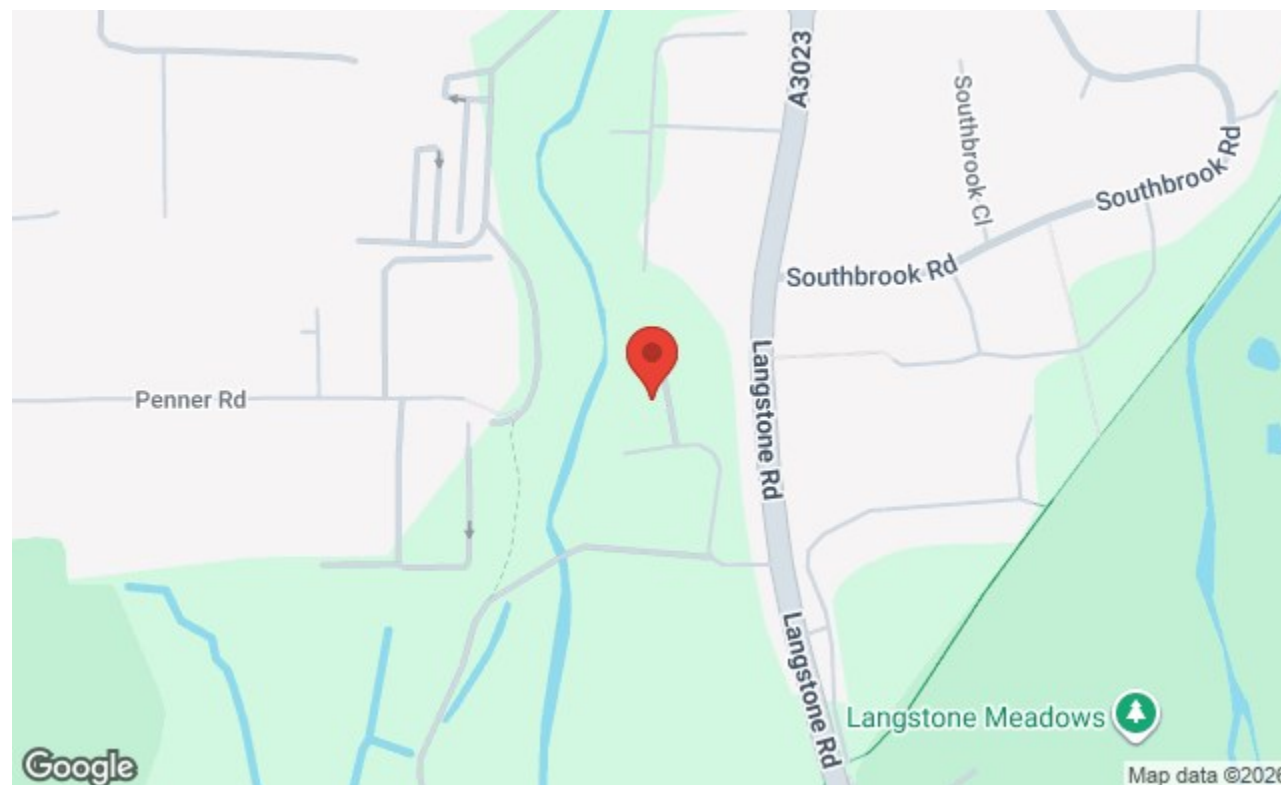


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



Asking Price £525,000

The Mallards, Langstone PO9 1SS

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Chain Free
- ❖ Separate Dining Room
- ❖ Downstairs Study/Bedroom
- ❖ Four First Floor Double Bedrooms
- ❖ Primary with Ensuite
- ❖ Built-In Storage to all Bedrooms
- ❖ Double Garage
- ❖ Large Private Driveway
- ❖ West Facing Rear Garden

Offered chain free, this charming four-bedroom detached family home offers an exciting opportunity for those looking to put their personal stamp on a home with plenty of potential.

Nestled in a desirable location within Langstone, the property boasts versatile living accommodation, great size bedrooms and a large west-facing private garden – ideal for enjoying the afternoon sun.

Upon approach to the property, a generous driveway leads up to front door beneath a covered entranceway. Once inside, you'll find spacious living accommodation throughout, including a generous dual aspect living room with large bay fronted window, separate dining area that can be made open plan to sitting room with the considerate use of dividing sliding glass doors and a well-sized kitchen that can be re-imagined to suit modern needs. There is an additional room to the left upon entry that is

currently purposed as a home office/study, whilst it also has the versatility to become a fifth bedroom or an extension of the kitchen if desired.

With four good-sized bedrooms to the first floor accessed from an expansive centralised landing, the home offers ample space for growing families or those seeking additional flexibility. Whether you're looking to update or extend, this property presents a fantastic opportunity to create a home tailored to your tastes. The primary bedroom also benefits from en-suite shower facilities, whilst the family bathroom also offers a bath with shower over.

Externally, the rear garden is fenced with matured hedging offering a paved patio area and zoned areas of lawn with borders. Side access is also available via a secure side gate which also provides external access into the large double garage providing an abundance of additional storage capacity.

Call today to arrange a viewing  
02392 482147  
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# PROPERTY INFORMATION

**SITTING ROOM**  
14'2" x 23'3" (4.32 x 7.10)

**DINING ROOM**  
13'0" x 11'8" (3.98 x 3.56)

**KITCHEN**  
10'8" x 13'0" (3.27 x 3.97)

**STUDY/BEDROOM FIVE**  
10'8" x 9'5" (3.27 x 2.88)

**BEDROOM ONE**  
11'4" x 12'11" (3.46 x 3.96)

**BEDROOM TWO**  
13'0" x 12'11" (3.97 x 3.96)

**BEDROOM THREE**  
13'0" x 9'5" (3.97 x 2.88)

**BEDROOM FOUR**  
11'11" x 9'7" (3.64 x 2.94)

**DOUBLE GARAGE**  
15'3" x 15'9" (4.65 x 4.82)

**COUNCIL TAX BAND F**

## MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

## OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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