



6 Skye Close, Cosham, Portsmouth, Hampshire, PO6 3LT

TOWN & COUNTRY
SOUTHERN



Features

- A Modern Detached Family Home
- Five Bedrooms, Two En-Suites & Family Bathroom
- Three Reception Areas
- Fitted Kitchen & Separate Utility Room

PROPERTY SUMMARY

This exceptional detached family home sits centrally on a prestigious development of just four and five bedroom detached houses. Finished to a high standard and thoughtfully arranged for family life, the accommodation offers flexible living space across two floors. On the ground floor there is an inviting hallway, a generous living room, a formal dining room, cloakroom and utility room, the

modern open plan kitchen flows into a bright breakfast area. The three reception areas provide versatile space for family, working from home and entertaining. The first floor comprises five well-proportioned bedrooms, two of which benefit from en suite shower rooms, together with a family bathroom. Externally the property occupies one of the more elevated plots on the estate and features a (part) walled rear garden, a double

integral garage and ample off- road parking. Conveniently located within easy reach of local shops, road and rail links, countryside and the south coast's major cities, this impressive home is offered with no forward chain. Early viewing is strongly recommended to appreciate the accommodation and location on offer.



ENTRANCE

Lowered kerb leading to shared driveway providing access to six similar houses, tarmac driveway to front of the garage with off road car parking for approximately two cars, hedge to one side and pathway leading to side pedestrian gate providing access to the rear garden, brick paved area with off road car parking for further cars with mature hedge and bushes to front, steps leading to:

COVERED PORCH

External lighting, power points, front door with frosted leadlight panels leading to:

LOBBY

Coir matted area, radiator, alarm panel, power points, ceiling coving, built-in cupboard with hanging rail, arched opening leading to:



HALLWAY

Doors to primary rooms, staircase rising to first floor, ceiling coving, wired-in smoke alarm.

SITTING ROOM

17' 4" x 11' 11" (5.23m x 3.58m) Double glazed window to front aspect overlooking driveway with radiator under, ceiling coving and spotlights, twin glazed doors to hallway, chimney breast with fireplace, granite inlay and hearth with gas fire (not tested), second radiator, twin glazed doors leading to:



DINING ROOM

11' 10" x 10' 3" (3.58m x 3.07m) Door to hallway, ceiling spotlights and coving, radiator, double glazed doors with full height double glazed windows to either side leading to rear garden.

CLOAKROOM

Low level w.c., pedestal wash hand basin with tiled splashback, extractor fan, ceiling coving, radiator.



KITCHEN / BREAKFAST ROOM

22' 7" x 10' 2" increasing to 13' 5" (6.88m x 3.1m) 'L' shaped incorporating kitchen and separate breakfast area. Kitchen area; comprehensive range of wall and floor units with brushed steel T bar handles, work surface over, inset 1½ bowl stainless steel sink unit, integrated dishwasher with matching door, range of drawer units, wine rack, integrated fridge and freezer with matching doors, eye-level Bosch double oven and grill with storage cupboards over and under, inset four ring gas hob with extractor hood, fan and light over, tiled surrounds, wooden flooring, double glazed window to rear aspect overlooking garden, corner display

shelf, ceiling spotlights, opening leading to:

Breakfast area: with matching wooden flooring, triple aspect double glazed windows overlooking garden with twin doors leading to patio, double radiator, work surface with radiator under and storage cupboards over, ceiling coving.

UTILITY ROOM

10' 8" x 5' 2" (3.25m x 1.57m) Double glazed door with cat-flap to side aspect, wall mounted Ideal boiler supplying domestic hot water and central heating with timer switch (not tested), ceramic tiled surrounds, work surface with single drainer stainless steel sink unit with cupboards under, washing machine point, range of wall units with T bar handles, radiator, wooden flooring, door to large understairs cupboard with range of shelving.

DOUBLE GARAGE

17' 0" decreasing to 14' 8" x 16' 4" (5.33m x 4.93m) Twin remote control up and over doors, power points, high level electric consumer box, electric lighting.

FIRST FLOOR

Landing with balustrade, ceiling coving, wired-in smoke alarm, access to loft space, radiator, built-in airing cupboard housing hot water cylinder and shelf, doors to primary rooms.

BEDROOM 2

12' 0" decreasing to 10' 1" x 10' 6" (3.66m x 3.15m) Double glazed window to rear aspect overlooking garden, radiator, ceiling coving, built-in double doored wardrobe with hanging space and shelving, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with panelled doors, pedestal wash hand basin, low level w.c., radiator, ceramic tile surrounds, mirror with lighting, double glazed frosted glass window to rear aspect, extractor fan, ceiling coving.

FAMILY BATHROOM

White suite comprising: panelled bath with wooden panel, hand grips and chrome telephone style mixer tap and shower attachment, ceramic tile to half wall level, double glazed frosted window to side aspect, low level w.c, corner shower cubicle with sliding panelled doors, pedestal wash hand basin, radiator, extractor fan, ceiling coving.

BEDROOM 1

16' 2" x 10' 5" (14' 11" max) (4.9m x 4.55m) Range of floor to ceiling built-in wardrobes to one wall, two with mirror fronted doors, measuring approximately 1' 10" in depth with hanging space and shelving, ceiling coving, radiator, double glazed window to front aspect, T.V. aerial point, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with folding panelled door, pedestal wash hand basin, low level w.c., ceramic tiled surrounds, mirror with lighting, double glazed frosted window to front aspect with radiator under, recess with built-in storage cupboards.

BEDROOM 3

11' 11" x 10' 8" (3.58m x 3.2m) Built-in double doored wardrobe with hanging space and shelf, double glazed window to front aspect with radiator under, ceiling coving, panelled door.

BEDROOM 4

15' 2" x 9' 2" (4.6m x 2.77m) Double glazed window to rear aspect overlooking garden with radiator under, built-in double doored wardrobe with hanging space and shelving, ceiling coving, panelled door.

BEDROOM 5

10' 5" x 8' 10" (3.15m x 2.64m) Double glazed window to rear aspect overlooking garden with radiator under, ceiling coving, panelled door.

OUTSIDE

To the front is a lowered kerb leading to tarmac driveway providing access to five similar adjacent properties and leading to front of garage with off road parking for two cars, further brick paviour area providing further parking with hedge borders, to the right hand side of the property is a gateway leading to the rear garden. To the rear, accessible from the dining room and breakfast room is a raised terrace with shingle borders, the upper terrace wraps round to the rear of the property behind the kitchen, from this area are steps down to the lawned garden with flowering borders. The terrace has a raised dwarf wall with railings over, the garden is enclosed by brick retaining walls on two aspect with fence panelling to the third.

AGENTS NOTES

Council Tax Band – F Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker

(openreach.com)

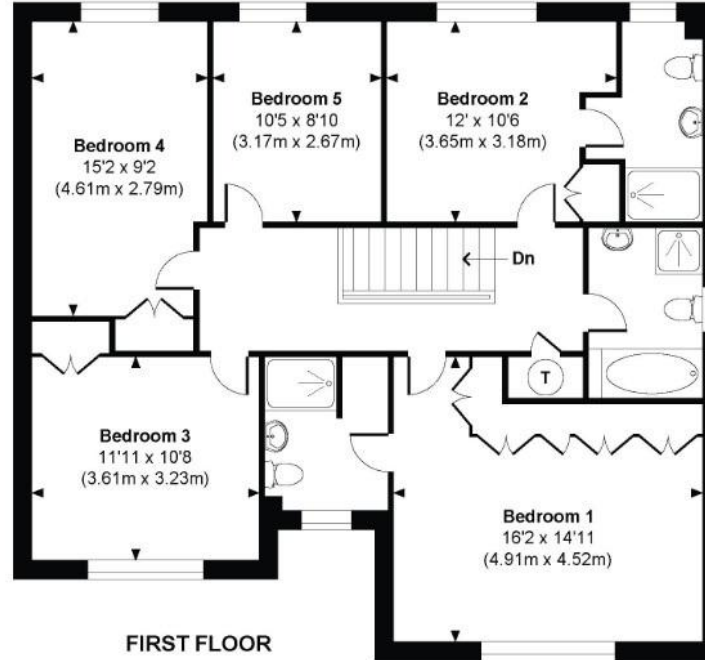
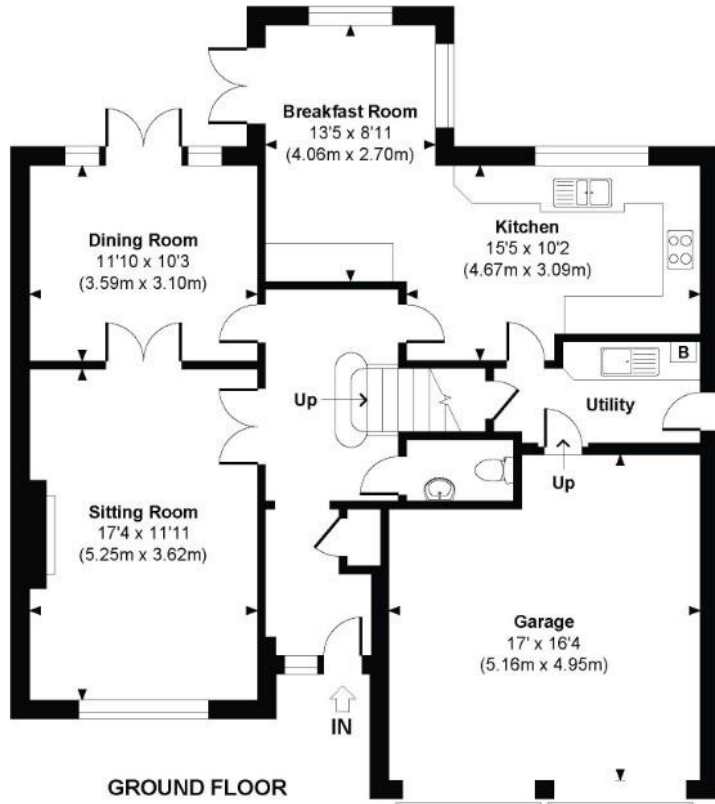
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s)



6 Skye Close

Approximate Gross Internal Area
 Main House = 1865 Sq Ft / 173.22 Sq M
 Garage = 255 Sq Ft / 23.73 Sq M



© www.propertyfocus.co | Professional Property Photography & Floorplans

This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC