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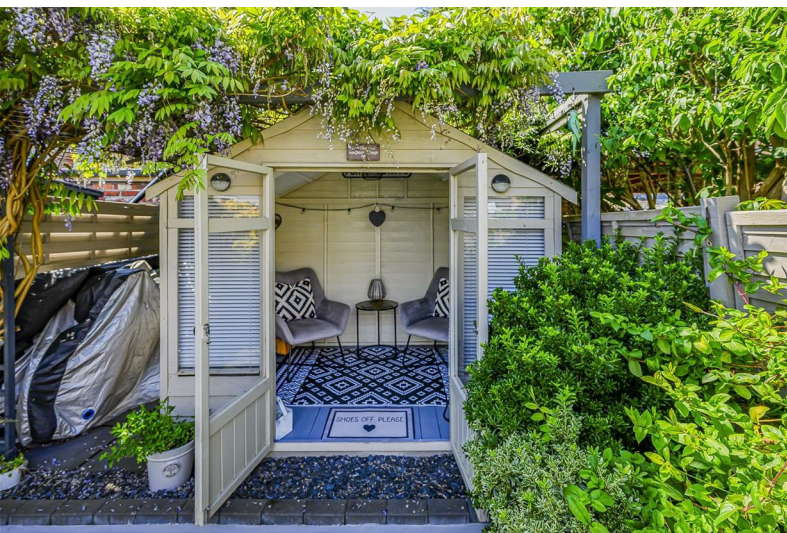
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33 Paddington Road

, Portsmouth, PO2 0DU

Guide price £275,000



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Located in the highly sought-after area of Copnor, this beautifully presented three-bedroom bay and forecourt home offers spacious and versatile accommodation throughout, perfectly blending character features with modern family living. Stylishly maintained and thoughtfully improved by the current owners, the property provides a warm and homely atmosphere from the moment you step through the front door, making it an ideal choice for families, professionals or those looking to upsize within this popular residential location.

The attractive single bay and forecourt frontage creates immediate kerb appeal, while internally the property offers generous room sizes and a practical layout designed to suit modern lifestyles. Upon entering, you are welcomed by a bright entrance hallway leading through to the spacious front reception room. This elegant lounge benefits from a large bay window which fills the room with natural light, creating a comfortable and inviting living space perfect for relaxing evenings or entertaining guests. A charming electric log burner creates a cosy focal point within the room, adding both character and warmth while perfectly complementing the home's stylish décor. Tastefully decorated in neutral tones, the room combines traditional charm with contemporary styling.

The second reception room provides excellent additional living space and is currently arranged as second living room, ideal for family meals and social occasions. The versatile layout also allows this room to function as a playroom, snug or home office depending on individual requirements. Flowing seamlessly from the second reception room is a wonderful rear extension, similar in style to a conservatory, which creates an impressive additional living area overlooking the garden. With double doors opening directly onto the patio, this bright and airy room enjoys an abundance of natural light and provides the perfect space for year-round enjoyment, whether used as a family room, reading area or entertaining space.

The kitchen is well-appointed with a range of modern fitted units, ample worktop space and integrated appliances, offering both practicality and style. Positioned conveniently in the centre of the property, it complements the sociable nature of the home and provides plenty of storage and preparation space for busy family life.

Upstairs, the property continues to impress with three

genuine double bedrooms, a rare and highly desirable feature for homes in the area. The principal bedroom to the front of the property is particularly spacious and benefits from large windows allowing plenty of natural light. The second bedroom overlooks the rear garden and offers another generous double space, while the third bedroom is equally well-proportioned and ideal as a guest room, child's bedroom or home office. Each room has been tastefully decorated and maintained to a high standard, continuing the modern and homely feel found throughout the property.

The family bathroom is fitted with a contemporary suite comprising bath with shower over, wash basin and WC, finished with stylish tiling and modern fixtures to create a clean and relaxing environment.

Externally, the rear garden has been thoughtfully landscaped to provide a wonderful outdoor retreat. A patio seating area directly outside the extension creates the ideal setting for outdoor dining and summer entertaining, while the lawn offers space for children or pets to enjoy. A raised decking area adds further versatility and enhances the garden's appeal as a social and relaxing space. To the rear of the garden is a detached shed currently utilised as a sunroom and relaxation space, providing a peaceful escape that could also serve as a hobby room, garden office or additional entertaining area.

Situated close to local schools, amenities, transport links and parks, this exceptional property offers the perfect combination of space, style and location. Early viewing is highly recommended to fully appreciate everything this stunning Copnor home has to offer.



Road Map



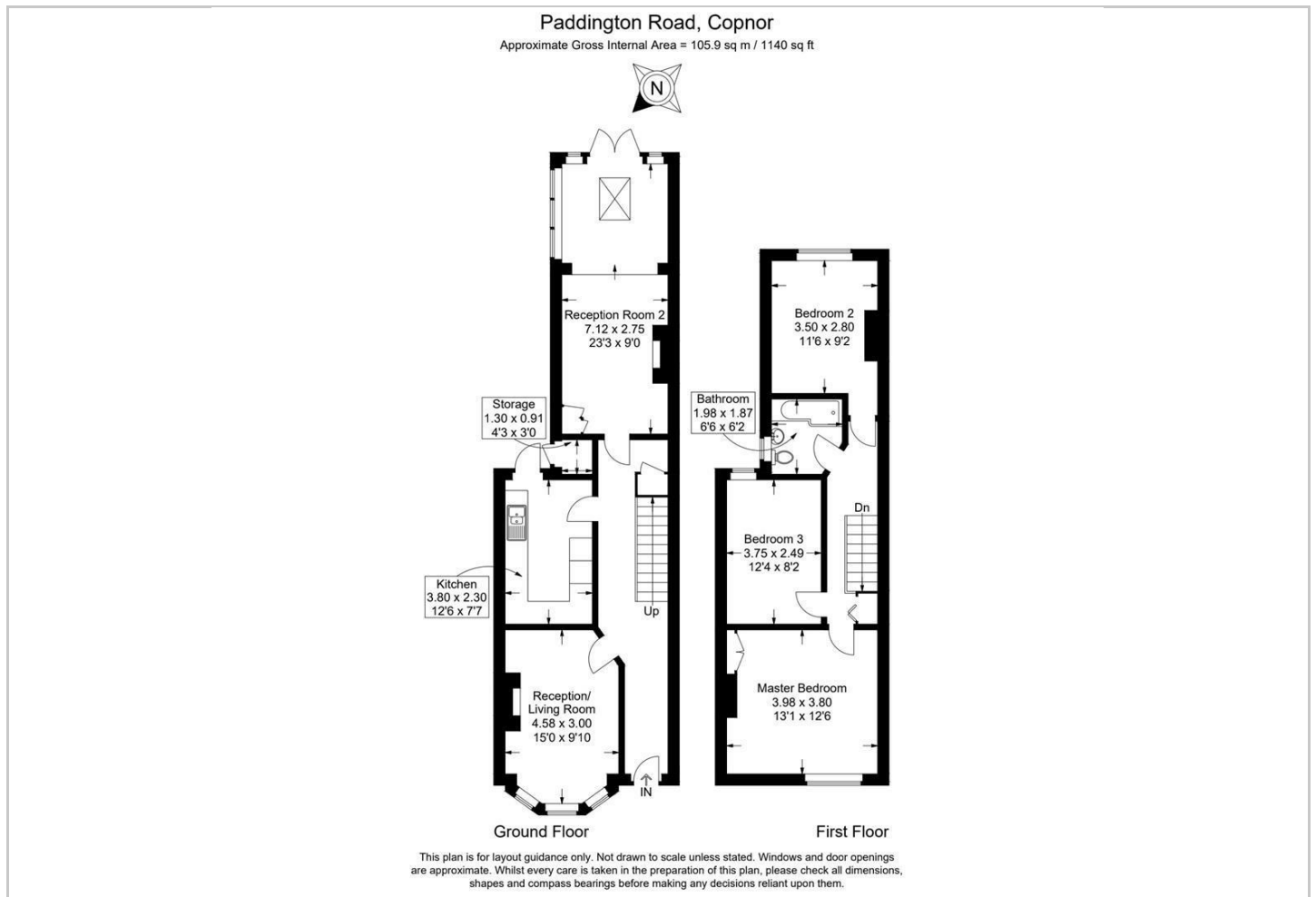
Hybrid Map



Terrain Map



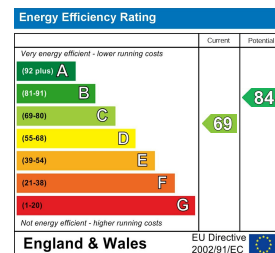
Floor Plan



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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