



16 Reedling Drive, Southsea, Hampshire, PO4 8UF

TOWN & COUNTRY
SOUTHERN



A Modern Detached Four Bedroom Family Home

23' Open Plan Kitchen / Dining & Family Room

Sitting Room & Separate Study

Family Bathroom & En-Suite Shower Room

A four bedroom detached family home which has been designed with open plan living in mind and for those working from home. The property is close to commutable road links and within a few minutes' walk of recreation grounds, shopping amenities, bus routes and school catchment.

The accommodation comprises; hall-way, study, cloakroom, sitting room, 23' open plan kitchen incorporating dining and family areas with bi-folding doors leading to low maintenance rear garden, on the first floor is a family bathroom and four bedrooms, the master bedroom has an ensuite

dressing area and shower room.

Having off road parking, side pedestrian access, double glazing, gas fired central heating and offered with no forward chain, early internal viewing of this modern family home is strongly recommended.



OPEN PLAN KITCHEN INC.DINING & FAMILY AREA: 23'5" decreasing to 10'7" at narrowest point x 16'4" decreasing to 11'0" at narrowest point.

FAMILY AREA: Matching white tiled effect flooring, wall mounted shelves, ceiling spotlights, dimmer switch, power points, tall contemporary style radiator, door to understairs storage cupboard with range of shelving.

DINING AREA: Bi-folding doors with integral blinds leading to rear garden, vaulted ceiling with skylight window and spotlights, matching flooring, contemporary style radiator, peninsular style divide leading to:



KITCHEN: Comprehensive range of white gloss fronted wall and floor units with roll top worksurface, integrated Neff dishwasher and washing machine with matching doors, brushed steel handles, inset 1½ bowl stainless steel sink unit with mixer tap and cupboard under, double glazed window to rear aspect overlooking garden, integrated fridge and freezer with matching doors, range of pan drawers, inset Neff induction hob with glass splashback and extractor hood, fan and light over, vaulted ceiling with skylight window and spotlights, range of drawer units, Neff double oven and grill with storage cupboard under and work surface over, matching flooring, power points.

FIRST FLOOR: Landing with balustrade, access to loft space, power points, doors to primary rooms, built-in airing cupboard with hot water cylinder (not tested) and shelving.

FAMILY BATHROOM: White suite comprising; panelled bath with mixer tap and shower attachment, tiled surrounds, chrome heated towel rail, close coupled w.c, with dual flush, pedestal wash hand basin with mixer tap and mirror fronted medicine cabinet over, tiled splashback, tile effect flooring, double glazed frosted window to rear aspect, low level lighting.

BEDROOM 4: 8'7" x 6'5" Double glazed window with blind to rear aspect, radiator, power points, Velux skylight window.

BEDROOM 2: 9'4" x 7'6" Double glazed window to rear aspect with radiator under, ceiling spotlights, dimmer switch, power points.

BEDROOM 3: 10'5" x 8'11" Double glazed window to front aspect with radiator under, range of free-standing wardrobes with hanging space and shelving, ceiling spotlights, power points, built-in wardrobe.

BEDROOM 1: 10'5" x 9'11" measurements do not include recessed area for door opening, double glazed window to front aspect with radiator under, ceiling spotlights, dimmer switch, air conditioning unit (not tested), power points, arched opening leading to:

DRESSING AREA: Full height mirror fronted sliding doored wardrobes hanging space and shelving, leading to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with panelled doors, drench style hood and separate shower attachment, ceiling spotlights, mirror fronted medicine cabinet, pedestal wash hand basin with mixer tap and tiled splashback, close coupled w.c. with dual flush, double glazed frosted window to side aspect, tile effect flooring, chrome heated towel rail.

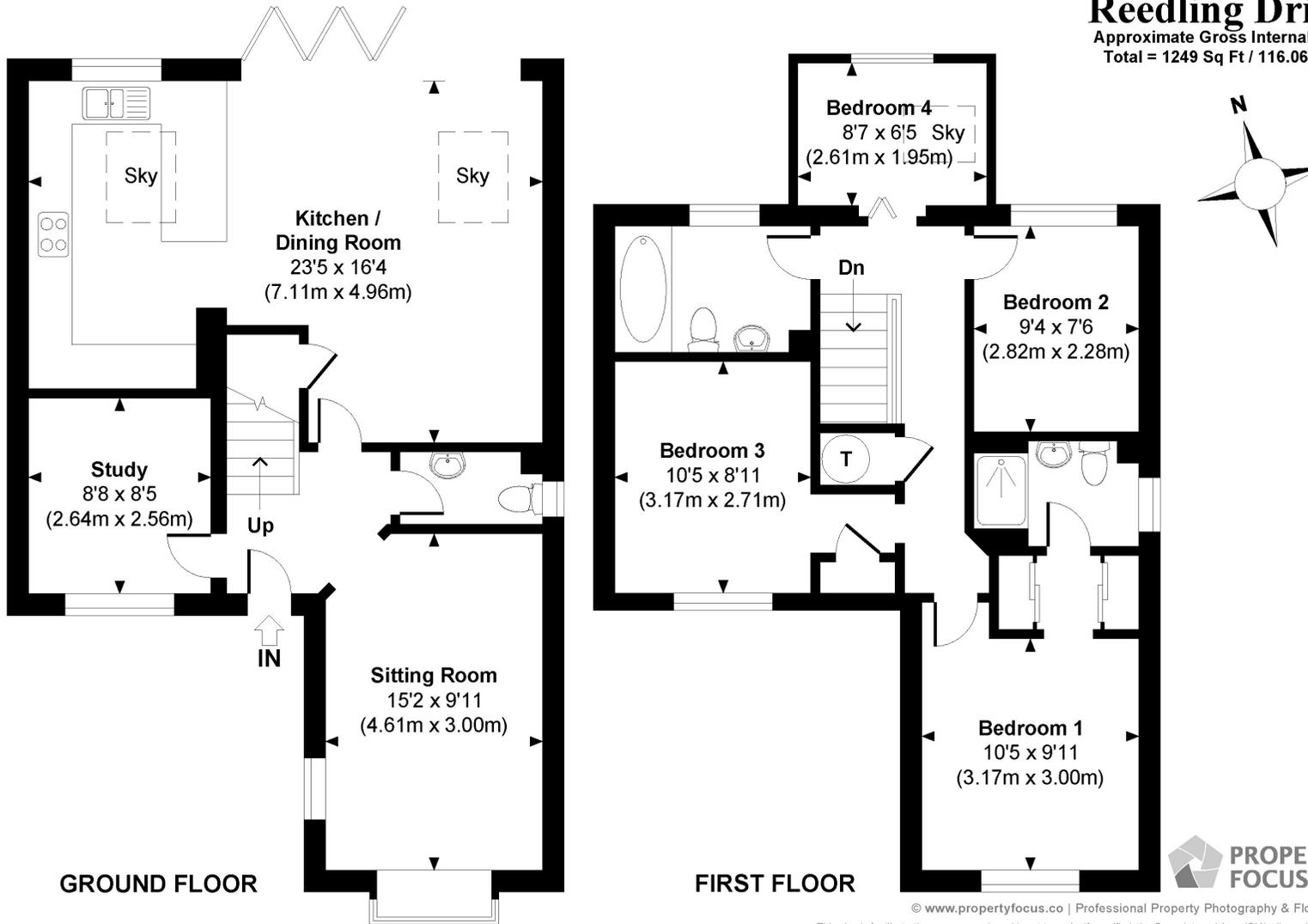
OUTSIDE: L shaped patio area leading to false lawn with flowering shrub borders and seating area with rendered and painted wall, wooden built shed, raised plinth with hot tub (not tested), side pedestrian access. enclosed by fence panelling.

TO FIND THE PROPERTY: From the Good Companion Pub on Eastern Road bear immediately left at the traffic lights into Moorings Way, take the third road on the right hand side into Mariners Walk (one way) bearing left at the end into Warren Avenue, then first right into Edenbridge Road taking the second exit at the roundabout continuing along Edenbridge Road before turning right into Siskin Road, then first left into Reedling Drive, where No.16 can be found a short distance along on the right hand side.



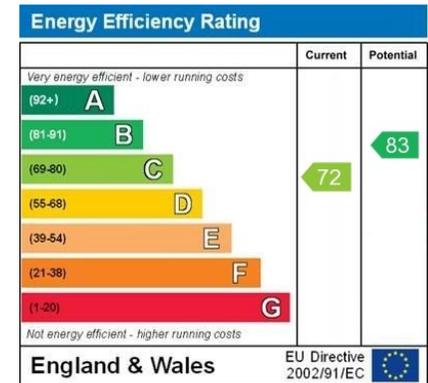
Reedling Drive

Approximate Gross Internal Area
Total = 1249 Sq Ft / 116.06 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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