



31 Eveleigh Road, Farlington , Portsmouth, Hampshire, PO6 1DJ

TOWN & COUNTRY  
SOUTHERN



### Features

- An Imposing Detached Family Home
- Four Bedrooms, Upstairs Bathroom, Downstairs Cloakroom
- Three Reception Rooms
- 23' Kitchen/Family/Dining Room

### PROPERTY SUMMARY

An impressive four bedroom detached home set in an elevated position along one of Farlington's sought after avenues; ideally placed for local shopping amenities, bus routes, commutable road links and within catchment for both Solent and Springfield Schools (subject to confirmation). No.31 is a beautifully presented home

offering 1,645 sq ft of versatile living space comprising: hallway, cloakroom, living room, study area, boot room and the heart of the home is the impressive 23' kitchen/family & dining room, which opens into a 19' sun room, creating an exceptional space for everyday living and entertaining on the ground floor. On the first floor is a large landing, four bedrooms, a spacious family

bathroom and cloakroom. Outside, to the front the property is a manicured front garden and off road parking for approximately three cars and to the rear, accessed from the sun room is an enclosed garden with a terrace, ideal for relaxing or outdoor dining. Early viewing is strongly recommended to appreciate the flexibility, space and location this home offers.



#### ENTRANCE

Lowered kerb leading to brick paviour driveway with off road parking for approximately three cars, on either side of the driveway are brick retaining walls, to the right hand side is a raised lawn with shrubs and bushes to front of the bay window, E.V point, double outdoor power socket, outside cold water tap, bin storage area, curved steps leading up to main front door with wisteria over, double glazed main front door with leadlight frosted panel with frosted panels to either side leading to:

#### HALLWAY

Balustrade staircase rising to first floor with understairs cupboard housing gas and electric meters, vinyl wood effect flooring, radiator with cover over, doors to primary rooms.

#### STUDY

15' 3" x 7' 3" (4.65m x 2.21m) Double glazed window to front aspect over looking driveway, wood laminate flooring, radiator, ceiling spotlights.



#### CLOAKROOM

Low level w.c., wall mounted wash hand basin with cupboards under, tiled splashback, frosted double glazed window to side aspect, laminate flooring.

#### LIVING ROOM

13' 0" into bay window x 13' 2" (3.96m x 4.01m) Double glazed bay window to front aspect with radiator under, infinity ceiling, wood surround fireplace with coal effect gas fire (not tested), double glazed window to side aspect with radiator under.



#### DINING / FAMILY ROOM

18' 2" x 11' 4" (5.54m x 3.45m) Square opening leading to sun room, double radiator, vinyl wood effect flooring, infinity ceiling, picture rail, square opening leading to:

#### KITCHEN

23' 3" x 7' 0" (7.09m x 2.13m) Opening directly from the dining/family room, range of tall white units with central space for American style fridge/freezer, high level storage cupboards to one wall with shelving, eye-level AEG double ovens and grill with shelf over, quartz work surface, range of drawers and pan drawers, AEG induction hob with extractor hood, fan and light over, double glazed frosted window to side aspect, inset sink unit with mixer tap, integrated Bosch dishwasher with matching door, space and plumbing for washing machine, vinyl wood effect flooring, one wall mounted unit housing Vaillant boiler supplying domestic hot water and central heating (not tested), under unit lighting, ceiling spotlights.



#### SUN ROOM

19' 0" x 8' 8" (5.79m x 2.64m) Matching flooring, twin double glazed doors leading to rear garden with matching windows to either side, further window overlooking garden, radiator, atrium roof light with spotlight surrounds, dimmer switch.

#### BOOT ROOM

8'8" x 6'4" Tiled flooring, double glazed window to rear aspect overlooking garden, work surface, tiled splashback with storage cupboards over, range of drawers, space for tumble dryer, power points.

#### FIRST FLOOR

Balustrade landing, doors to primary rooms, double glazed windows to side and front aspect one with radiator under, access to loft space via extendable ladder, central heating control switch, built-in airing cupboard with hot water cylinder and range of shelving.

#### BEDROOM 1

13' 0" x 10' 10" (3.96m x 3.3m) Double glazed window to front aspect with radiator under, double glazed window to side.

#### CLOAKROOM

Low level w.c., double glazed frosted window to side aspect.

#### FAMILY BATHROOM

10' 2" x 7' 3" (3.1m x 2.21m) White suite comprising; double ended panelled bath with mixer tap and shower attachment, corner shower cubicle with curved doors, double glazed frosted window to side aspect, fully ceramic tiled to walls, oval wash hand basin with cupboards under and shelving to one side, mirror with cupboards and shelving to one side and pelmet lighting over, heated towel rail, vinyl flooring.

#### BEDROOM 2

14' 7" x 9' 0" (4.44m x 2.74m) Double glazed windows to front and rear aspects with blinds, radiator, wood laminate flooring.

#### BEDROOM 3

12' 8" x 10' 4" (3.86m x 3.15m) Wood laminate flooring, wash hand basin with cupboards under and shelf over, double glazed window to rear aspect with radiator under, wall lights.

#### BEDROOM 4

6' 0" x 11' 3" into recess decreasing to 8'2" at narrowest point (1.83m x 3.43m) Double glazed window to rear aspect with blind and radiator under.

#### OUTSIDE

To the rear, accessible from the sun room is a lowered terrace with steps leading up to primary garden with fender surrounds, side pedestrian access to the right hand side, raised lawned garden with pathway, mature shrubs, evergreens and bushes, to the northern end of the garden is a further lawned garden with greenhouse and wooden built garden shed, brick retaining wall with twin gates leading to vegetable garden and two garden sheds.

#### AGENTS NOTES

Council Tax Band E – Portsmouth City Council

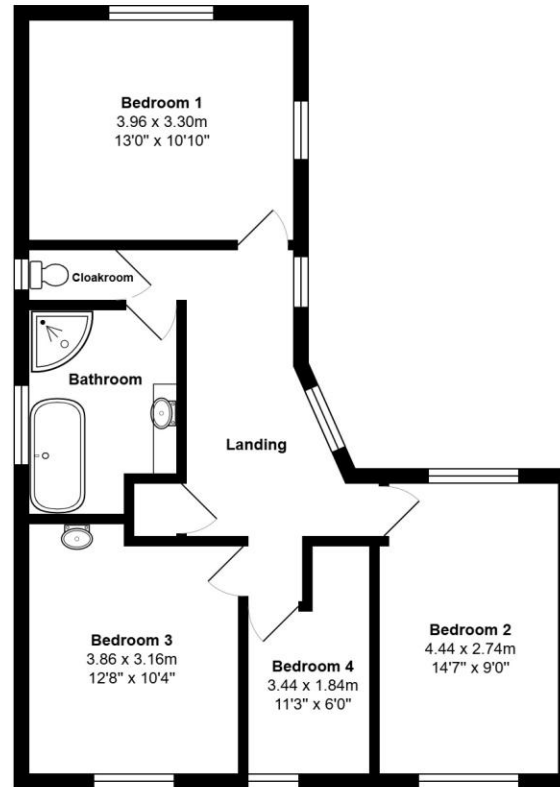
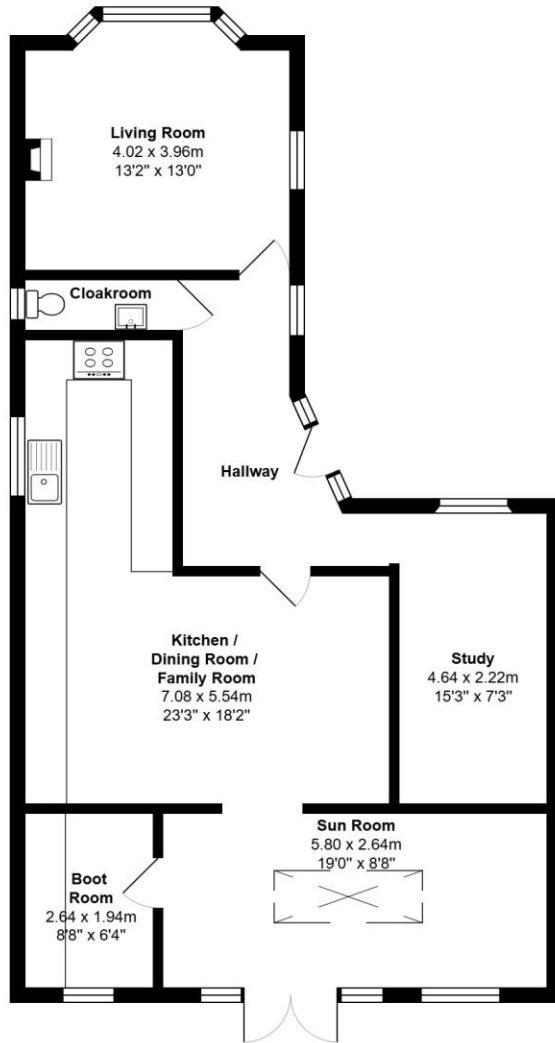
Broadband – ADSL/FTTC/FTTP Fibre Checker  
(openreach.com)

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

Solar Panels on south and west facing roof – Owned outright

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) before the sales transaction can be progressed.





Total Area: 152.9 m<sup>2</sup> ... 1645 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.