



9 Kestrel Place, Farlington, Portsmouth, Hampshire, PO6 1LH

TOWN & COUNTRY
SOUTHERN



Features

- An Extended End of Terrace Family Home
- Four Bedrooms
- Feature Bathroom, Downstairs Cloakroom
- Two Reception Rooms

PROPERTY SUMMARY
An extended four bedroom, end of terrace family home which is situated in a popular 'bird' named estate location, within easy access of local commutable road links, schools, recreation grounds and shopping facilities. The accommodation comprises: hallway, cloakroom, L

shaped 21' living room with tri-folding doors leading onto the enclosed rear garden, kitchen and dining room on the ground floor with four bedrooms and a feature family bathroom on the first floor. The property is offered with off road parking, a garage, side pedestrian access, an enclosed rear garden, with

some stripped and polished floorboards. Located in the catchment for both Solent and Springfield Schools early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

Lowered kerb leading to tarmac driveway leading to garage block, to the left hand side is brick paved parking with lighting and raised flower beds and lawn with water feature, mature shrubs, evergreens and bushes, directly to the front of the house is a raised flower bed, main front door with leadlight panels to leading to:

HALLWAY

Tiled flooring, internal glazed door leading to living room, sliding pocket door to:

CLOAKROOM

Close coupled w.c., wooden plinth with stone wash hand basin, double glazed frosted window to front aspect, Dimplex heater, tile edge lighting, ceiling spotlights.



LIVING ROOM

18' 5" decreasing to 9'3" x 21' 5" decreasing to 8'4" at narrowest point (5.61m x 6.53m) L shaped, wooden staircase with balustrade and matching newel post rising to first floor, stripped and stained floorboards, twin glazed doors leading to dining room, bow bay double glazed window to front aspect with deep sill, tri-folding wooden doors leading to rear garden, glazed panelled door leading to kitchen, two radiators, ceiling coving with SMART Led lighting.

DINING ROOM

13' 3" x 12' 3" (4.04m x 3.73m) Stripped and stained floorboards, double glazed bow bay window to front aspect with deep sill, bench style low level seating with storage cupboards under, plate rack, ceiling coving, radiator, wall lights.

KITCHEN

9' 2" x 8' 7" (2.79m x 2.62m) Range of matching wall and floor units with wood block work surface, inset sink unit with mixer tap, range of pan drawers, washing machine point, ceramic tiled surrounds, inset four ring induction hob with oven under, extractor hood, fan and light over, range of shelving, double glazed wood effect door leading to rear garden with window to one side, integrated fridge with matching door.



FIRST FLOOR

Landing with balustrade, access to loft space, louvre doored built-in cupboard with shelving and housing Worcester boiler supplying domestic hot water and central heating (not tested), doors to primary rooms.

BEDROOM 4

8' 3" decreasing to 5'2" x 10' 2" decreasing to 5'9" at narrowest point (2.51m x 3.1m) L shaped, double glazed window to front aspect with panelling under, radiator, stripped and varnished floorboards.

BEDROOM 3

10' 0" x 8' 8" (3.05m x 2.64m) Large storage cupboard over stairwell with range of shelving, double glazed window to front aspect with panelling under, wood laminate flooring, dimmer switch.

FEATURE BATHROOM

White suite comprising: claw footed double ended bath with central mixer tap, separate shower over with drench style hood and circular rail, plinth with shelving under and ceramic bowl with mixer tap, mirror and lighting over with shaver point, ceramic tiled surrounds, close coupled w.c., chrome heated towel rail, wooden flooring.



BEDROOM 2

13' 0" x 7' 4" (3.96m x 2.24m) Stripped and stained floorboards and skirting boards, double glazed window to rear aspect overlooking garden, dimmer switch.

BEDROOM 1

13' 3" x 12' 0" (4.04m x 3.66m) Vaulted ceiling measuring approx. 9'8" in height, exposed painted beams, skylight window, wooden flooring, twin double glazed French doors to front aspect leading to Juliette balcony, range of built-in wardrobes to one wall with hanging space and shelving.

OUTSIDE

To the rear accessible from the living room is a brick paved terrace which wraps around by the kitchen, pergola, lawned garden with stepping stones leading to hot tub (by separate negotiation), further raised seating area with cover over, side pedestrian gate, cold water tap, wooden built shed with power and lighting.

GARAGE

Up and over door. Third garage from the left.

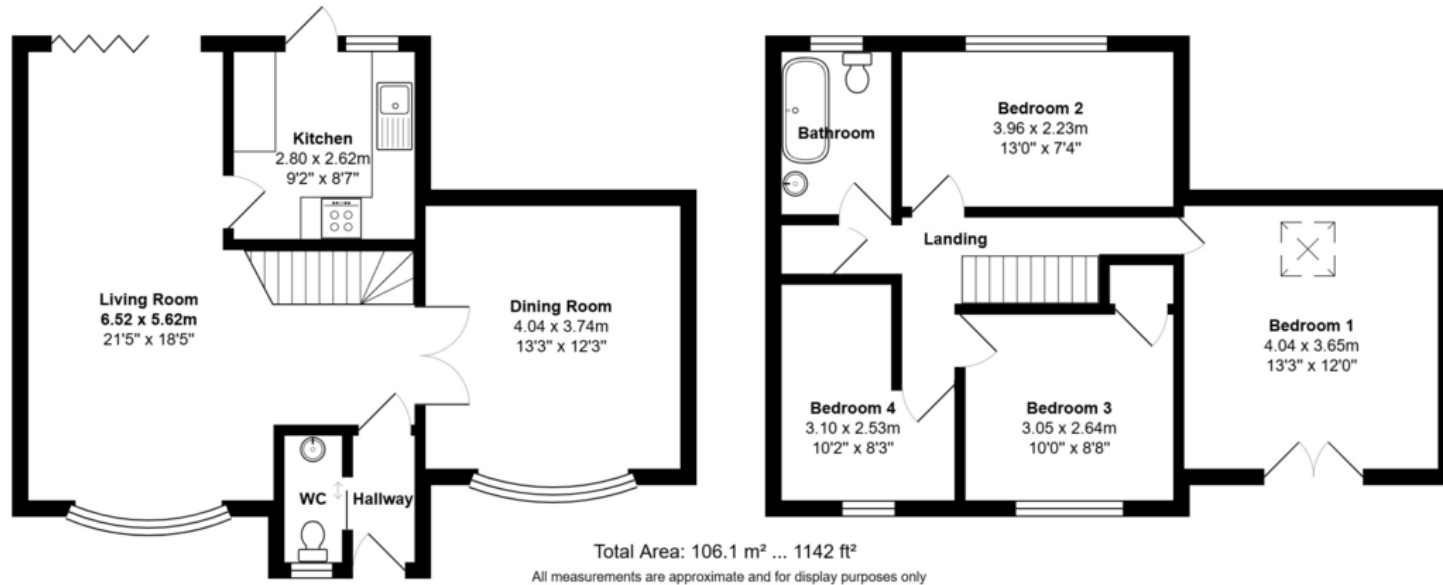
AGENTS NOTES

Council Tax Band D - 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) before the sales transaction can be progressed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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.