51 Carmarthen Avenue, Drayton, Portsmouth, Hampshire, PO6 2AG

TOWN & COUNTRY SOUTHERN

£645,000 - Freehold

Features

- A Semi-Detached Family Home
- Four Double Bedrooms
- Four Reception Rooms
- 14' Kitchen/Breakfast Room

PROPERTY SUMMARY

Carmarthen Avenue is one of Drayton's most sought-after tree-lined roads and No. 51 occupies a prime elevated position halfway along the avenue. This substantial family home offers approximately 2087 sq ft of well-proportioned living accommodation providing excellent accommodation. A spacious and welcoming entrance hall immediately conveys the scale of the property with doors leading to a front-facing living room, with a sitting room, dining room, kitchen/breakfast room, conservatory and cloakroom on the ground floor. On the first floor are four generous double bedrooms and a family bathroom. The property benefits from ample off-road parking to the front, while the enclosed west-facing rear garden enjoys a sunny aspect and features patio seating areas together with a superb 21' home office/bar, making it ideal for those working from home or for entertaining family and friends. The location is particularly convenient for commuters, with excellent road and rail links close by, Drayton's wide range of local amenities, including shops, restaurants, medical facilities and bus routes are all within easy reach, the property also falls within the catchment area for local schools (subject to confirmation).

ENTRANCE
Pillared wall and brick paviour driveway to front of house with off road parking for numerous cars, to either side of the driveway are brick retaining walls with raised flower beds, side pedestrian gate to rear garden, steps up to feature wood pillared porch and original main front door with leadlight frosted glass and matching panels to either side and over leading to:

HALLWAY
16' 7" x 6' 4" (5.05m x 1.93m) Staircase rising to first floor with large understairs cupboard housing gas and electric meters, picture rial, radiator.

LIVING ROOM
18' 1" into bay window x 12' 7" (5.51m x 3.84m) Double glazed square bay window to front aspect with leadlight panels overlooking driveway with low level deep sill under and radiator, panelling to ¼ wall level, central chimney breast with surround fireplace and tiled inlay and matching hearth, built-in shelving to either side of chimney, ceiling coving, wall lights, part-glazed panelled door to hallway.

DINING ROOM
14' 9" x 7' 2" (4.5m x 2.18m) Wood flooring, double glazed leadlight window to front aspect overlooking driveway, ceiling coving.

SITTING ROOM
15' 6" x 12' 7" (4.72m x 3.84m) Central chimney breast with electric log effect fire (not tested), built-in shelving to one side of chimney breast with low level cupboards under, plate rack, radiator, glazed panelled door with full height windows to either side leading to conservatory, dimmer switch.

CLOAKROOM
Close coupled w.c., wall mounted wash hand basin, tiled flooring, double glazed frosted window to side aspect, radiator.

KITCHEN/BREAKFAST ROOM
14' 2" x 11' 10" (4.32m x 3.61m) Comprehensive range of matching wall and floor units with roll top work surface, large larder style cupboard, 1½ bowl stainless steel sink unit with mixer tap, space for free standing range style cooker with tiled splashback, extractor hood, fan and light over, space for American style fridge/freezer, central island with cupboards under, plumbing for washing machine & dishwasher, ceiling coving, double glazed window to side aspect and overlooking conservatory.

CONSERVATORY
22' 9" x 8' 5" (6.93m x 2.57m) Polycarbonate glazed roof, built-in double doored cupboard to one wall with low level cupboard to one side, tiled flooring, door to sitting room, double glazed windows to rear aspect overlooking garden, twin double glazed doors to garden, double glazed door to kitchen, tiled flooring.

FIRST FLOOR
Landing, doors to primary rooms, built-in airing cupboard with hot water cylinder and shelving.

BEDROOM 1
18' 0" into bay window x 12' 8" (5.49m x 3.86m) Double glazed square bay window to front aspect with double radiator under, range of bedroom furniture including wardrobes, bedside cabinets and chest of drawers, infinity ceiling.

BEDROOM 4
11' 4" x 7' 8" (3.45m x 2.34m) Double glazed leadlight window to front aspect overlooking driveway with radiator under, picture rail.

BEDROOM 2
15' 0" x 12' 8" (4.57m x 3.86m) Double glazed windows to rear aspect overlooking garden, range of shelving, range of free standing wardrobes to one wall with hanging space and shelving.

BEDROOM 3
11' 10" x 11' 4" (3.61m x 3.45m) Slight eaves to side ceiling restricting headroom, double glazed window to rear aspect overlooking garden, picture rail, built-in double doored wardrobe.

BATHROOM
White suite comprising: panelled bath, close coupled w.c., pedestal wash hand basin with mixer tap, corner shower unit with panelled door, ceramic tiled to floor and walls, double glazed windows to side aspect, radiator.

OUTSIDE
Steps down from the conservatory lead to a full width large patio, westerly facing lawned garden enclosed by fence panelling with flowering shrub borders, wooden built garden sheds, further patio and fish pond, to the westerly end is a detached home office/bar.

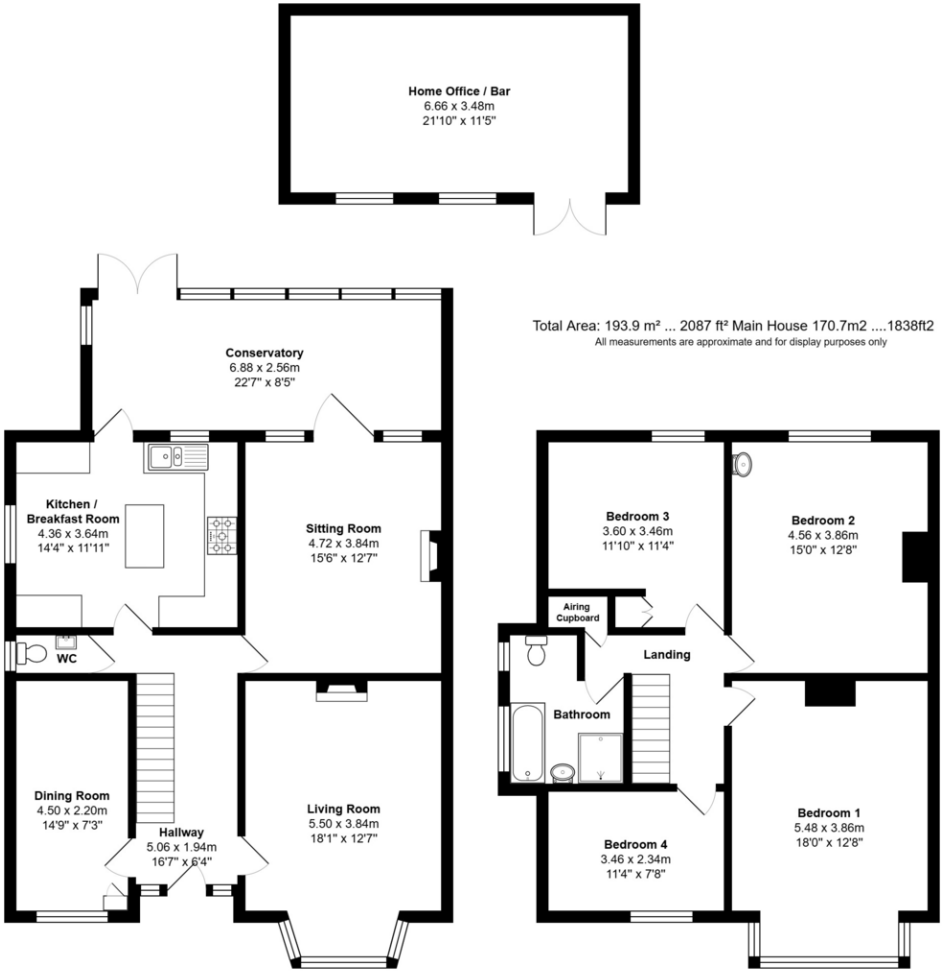
DETACHED HOME OFFICE / BAR
21' 10" x 11' 5" (6.65m x 3.48m) Pitched roof, windows and twin doors to front aspect, dado rail, power points, to one corner is a built-in corner bar with shelving over.

AGENTS NOTES
Council Tax Band E – Portsmouth City Council

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

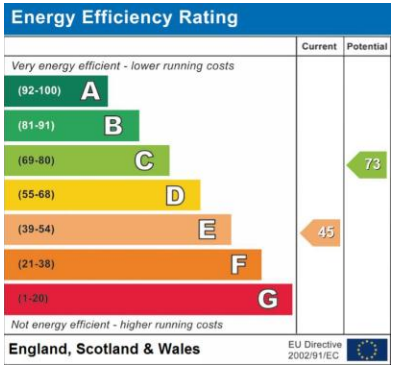
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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: 193.9 m² ... 2087 ft² Main House 170.7m2 ....1838ft2

All measurements are approximate and for display purposes only



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.

TOWN & COUNTRY SOUTHERN

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 288 E: drayton@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk