



9 Brecon Avenue, Drayton, Portsmouth, Hampshire, PO6 2AN

TOWN & COUNTRY
SOUTHERN



Features

- An Impressive & Extended Detached Family Home
- Four Bedrooms, En-Suite, Family Bathroom
- 33' Open Plan Bespoke Kitchen inc. Family & Dining Area & Separate Sitting Room
- Downstairs Cloakroom & Utility Room

PROPERTY SUMMARY

No.9 is an outstanding and extended detached family home which proudly sits in an elevated position in one of the areas distinguished tree lined 'Welsh Avenues' on Portsdown Hill overlooking the City of Portsmouth in the distance. This impressive family home offers 2342 sq ft of sophisticated living space thoughtfully designed and arranged over two floors with a welcoming hallway, sitting room

with bay window, 33' open plan living space including a bespoke fitted kitchen which flows into a generous dining and family area, a utility room and integral garage further enhance the homes convenience. On the first floor is a contemporary family bathroom and four bedrooms, including a principal suite complete with a private dressing area and a beautiful en suite shower room. The driveway to the front offers ample off-road parking and to the rear is

a westerly facing split level garden which offers a tranquil retreat with a large, paved terrace ideal for alfresco dining and entertaining, a detached home office/gym provides an exclusive space for work complementing the home's modern lifestyle credentials. Additional highlights include gas central heating, underfloor heating in selected areas, aluminium double glazing and off-road parking.



Perfectly positioned within easy reach of local amenities, transport links and schools including Court Lane and Springfield (subject to confirmation), viewing is strongly recommended to appreciate both the exceptional quality and refinement of the house along with the excellent location.

ENTRANCE

Lowered kerb leading to brick pillared entrance and brick paved driveway measuring approximately 40' in depth to the front of the garage, low retaining walls to either side with range of shrubs and evergreens, to the front is a matching brick wall and mature hedge, wooden pillar and covered porch area with black main front door with etched glazed panels and matching windows to either side leading to:

HALLWAY

12' 5" x 6' 7" (3.78m x 2.01m) Karndean flooring, balustrade staircase rising to first floor with understairs cupboards housing gas and electric meters, panelling to dado rail level, roll top radiator, ceiling spotlights, doors to primary rooms.



SITTING ROOM

13' 5" into bay window x 12' 5" (4.09m x 3.78m) Double glazed bay window to front aspect overlooking driveway with roll top radiator under, concealed lighting and spotlights, recess for wall mounted T.V with power, panelling to one wall, dimmer switch.

OPEN PLAN KITCHEN INC. FAMILY & DINING AREA

33' 3" x 22' 10" (10.13m x 6.96m) Kitchen area: Comprehensive range of individually designed and built white fronted units incorporating eye-level AEG twin oven with storage cupboards over and under, inset AEG induction hob with pan drawers under, extractor hood, fan and light over, granite work surface, tall larder style unit, corner larder cupboard with range of shelving, under unit lighting, butler sink with mixer tap and drainer to one side, integrated dishwasher with matching door, Karndean flooring with underfloor heating, central island with granite work surface, cupboards under and wine cooler to one side, glazed panelled door leading to hallway, zoned lighting and dimmer switches, tall contemporary style roll top radiator, door leading to garage, space for American style fridge/freezer.

Family/Dining area: Ceiling atrium, double glazed bi-folding doors leading to rear garden, matching flooring with underfloor heating, recess shelving with spotlights, recess for wall mounted T.V with control unit under and glass fronted living flame pebble effect fire (not tested), ceiling spotlights.

CLOAKROOM

Concealed cistern w.c. with shelf over, wash hand basin with mixer tap, drawers under and tiled splashback, extractor fan, ceiling spotlights, frosted window to rear aspect, Karndean flooring with underfloor heating.

UTILITY ROOM

13' 6" x 6' 5" (4.11m x 1.96m) Range of tall larder units with T bar handles, work surface with inset single drainer stainless steel sink unit with mixer tap and cupboards under, space for washing machine and tumble dryer, Karndean flooring with underfloor heating, ceiling spotlights.

FIRST FLOOR

Split-level landing with balustrade staircase to either side leading to primary landing, panelling to dado rail level, access to loft space via extendable ladder, doors to primary rooms.

BEDROOM 1

17' 2" x 9' 7" (5.23m x 2.92m) Leading front to rear of the room with separate dressing area, double glazed window to rear aspect overlooking garden with roll top radiator under, range of built-in wardrobes with hanging rail, drawers under and storage cupboard over, ceiling spotlights, bracket and wiring for wall mounted T.V.

DRESSING AREA

Range of built-in wardrobes with hanging space and shelving, ceiling spotlights, recessed area, door to:

EN-SUITE SHOWER ROOM

Large shower cubicle with wall mounted controls, drench style hood with wall mounted separate shower, recessed shelf, extractor fan, concealed cistern w.c., wash hand basin with mixer tap and drawer under, mirror with automated lighting over, frosted double glazed window to front aspect, heated towel rail, tiled flooring, ceiling spotlights.

BEDROOM 4

9' 10" x 7' 6" (3m x 2.29m) Double glazed window to rear aspect overlooking garden with roll top radiator under, range of floor to ceiling built-in wardrobes with hanging space and shelving, ceiling spotlights.

BEDROOM 3

12' 11" x 11' 6" (3.94m x 3.51m) Double glazed window to rear aspect overlooking garden with roll top radiator under, ceiling spotlights.

BEDROOM 2

14' 8" x 12' 4" (4.47m x 3.76m) Double glazed bay window to front aspect with roll top radiator under, ceiling spotlight, panelling to one wall, bedside lights.

FAMILY BATHROOM

P shaped panelled bath with shower screen over, wall mounted taps, drench style hood and separate shower attachment, vanity unit with wash hand basin and cupboards under, mirror fronted medicine cabinet over, concealed cistern w.c., chrome heated towel rail, extractor fan and ceiling spotlights, double glazed frosted window to front aspect, fully ceramic tiled to floor and walls.

INTEGRAL GARAGE

22' 7" x 9' 2" (6.88m x 2.79m) Remote controlled roller shutter up and over door, ceiling height approximately 8'7", power points, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), manifolds for underfloor heating.

OUTSIDE

To the rear is a lowered terrace area measuring 30' in width x 20' in depth with slate paving and central steps with brick retaining walls to either side leading up to primary lawned area with pathway to right hand side, the garden is enclosed by fence panelling on both sides and measures approximately 66' in depth from the rear of the house to the front of the home office, external power points, cold water tap, security lighting.

DETACHED HOME OFFICE / GYM

28' 1" x 12' 1" (8.56m x 3.68m) Double glazed bi-folding doors to front aspect, wood laminate flooring, ceiling spotlights, power points, high level wiring for T.V., separate electric consumer box, cold water supply, broadband cabling, dimmer switches.

AGENTS NOTES

Council Tax Band F – Portsmouth City Council
Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

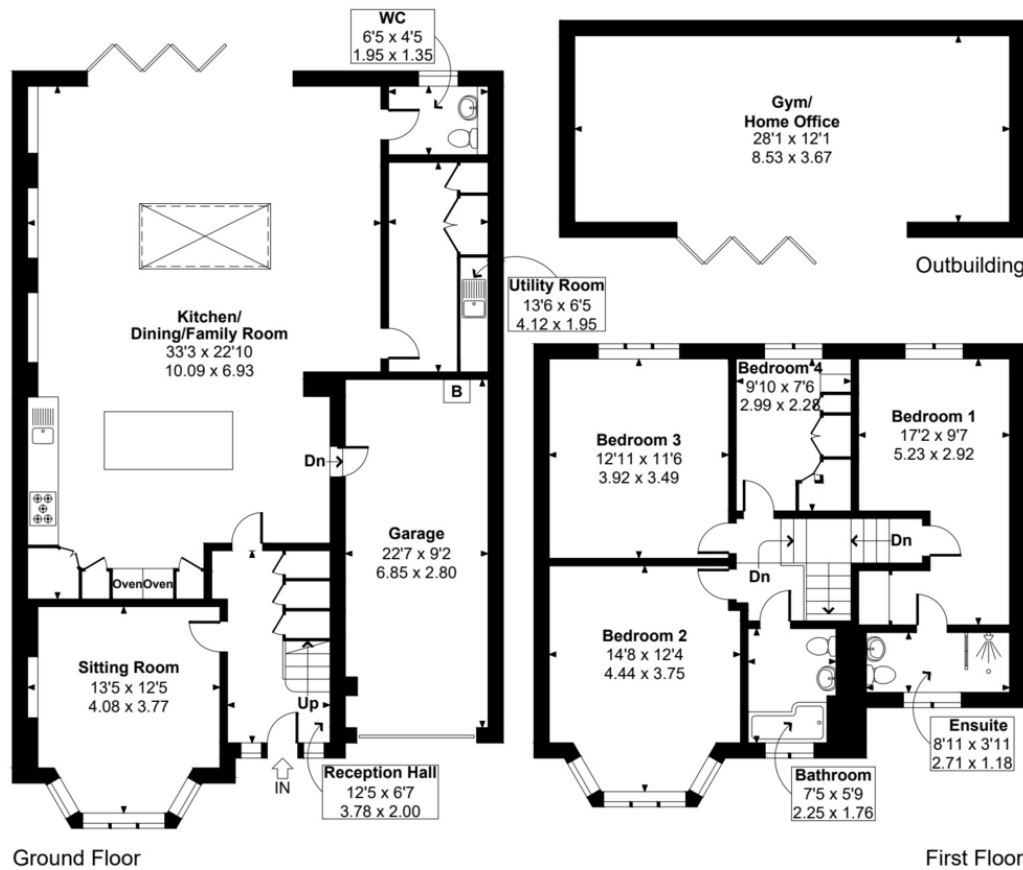
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

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.



Olinda, 9 Brecon Avenue, Drayton, PO6 2AN

Approximate Gross Internal Area = 186.8 sq m / 2010 sq ft
 Outbuilding = 31.3 sq m / 337 sq ft
 Total = 218.1 sq m / 2347 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(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			

□ □ Indicates restricted room height less than 1.5m.

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 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.