



87 Woodfield Avenue

Farlington, Portsmouth, PO6 1AW

Offers in the region of £650,000



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This beautifully presented four bedroom extended semi-detached home offers a superb blend of character, space and modern living, perfectly suited for families seeking both comfort and lifestyle. Positioned in a sought after location the property enjoys a desirable setting with stunning views overlooking picturesque horse fields to the rear and glimpses of the Solent to the front.

Upon arrival, the home immediately impresses with a driveway providing convenient off road parking suitable for multiple vehicles. Stepping inside, you are welcomed by an entrance hall that leads through to a charming bay fronted lounge. This generous living space is ample in size for multiple sofas, and is enhanced by a cosy log burner.

To the rear of the property lies the true heart of the home, a stunning open plan kitchen, dining and additional lounge area. The kitchen feature integrated modern appliances, ample wall and floor mounted units, and a freestanding island with granite work surface top. The vaulted ceilings with Velux windows add to the charm and character of this home. The layout is perfect for modern family life, offering ample room for cooking, dining and socialising, with views out to the garden providing a seamless indoor-outdoor connection.

Complementing the ground floor is a separate utility room, keeping laundry and additional storage neatly tucked away, along with a convenient downstairs WC.

Upstairs, the property continues to impress with three well proportioned bedrooms and a contemporary family bathroom. Bedrooms two and three are

comfortable doubles, and the fourth is ideal for children, guests, or even a home office setup. The bathroom is complete with a large bath, his and hers double sink unit with storage and a toilet,

A standout feature of this home is the exceptional loft conversion, transformed into an impressive master suite. This luxurious retreat offers a spacious bedroom area, enhanced by elevated views and a sense of privacy. The suite is completed by a stylish shower ensuite, and a freestanding bathtub in the corner of the room.

Externally, the property truly excels. The rear garden has been designed for both relaxation and entertainment, boasting a fantastic games room/bar. This versatile space features TV points, a pool table and even a toilet with wash basin. Bi-folding doors allow to open fully onto the garden - perfect for hosting gatherings.

At the rear of the garden, a substantial large garage provides excellent additional storage or workshop potential, complete with an electric roller door for ease of access.

Situated in Farlington Avenue you are within close proximity to the range of amenities Havant Road has to offer from shops, independent bars / cafes and restaurants.

Solent primary school is within catchment, as well as other well regarded schools.

This property offers an exceptional opportunity to acquire a spacious and stylish family home in a sought-after location. With its combination of character

features, modern extensions, breathtaking views, and versatile outdoor spaces, it truly stands out from the crowd. Early viewing is highly recommended to fully appreciate everything this home has to offer.



Road Map



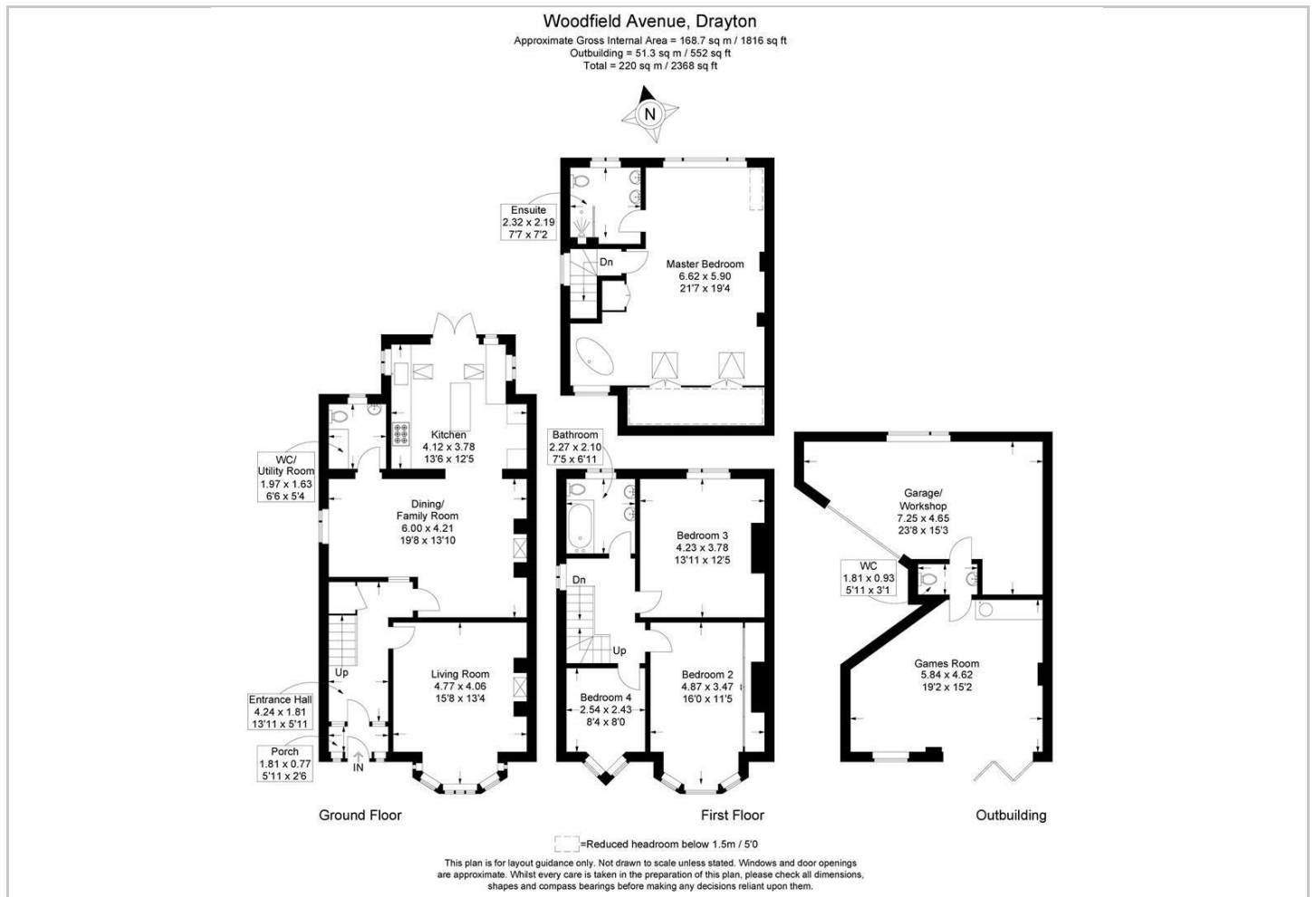
Hybrid Map



Terrain Map



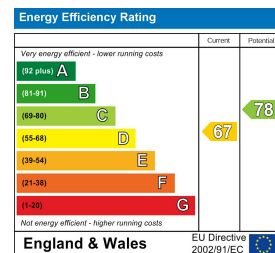
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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