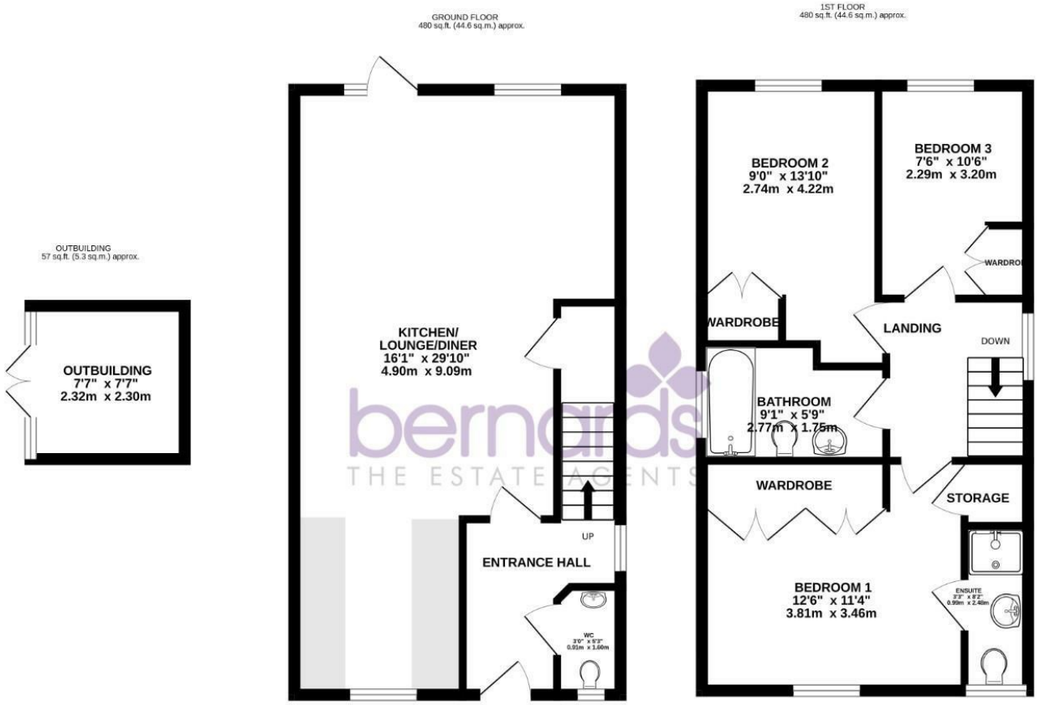

TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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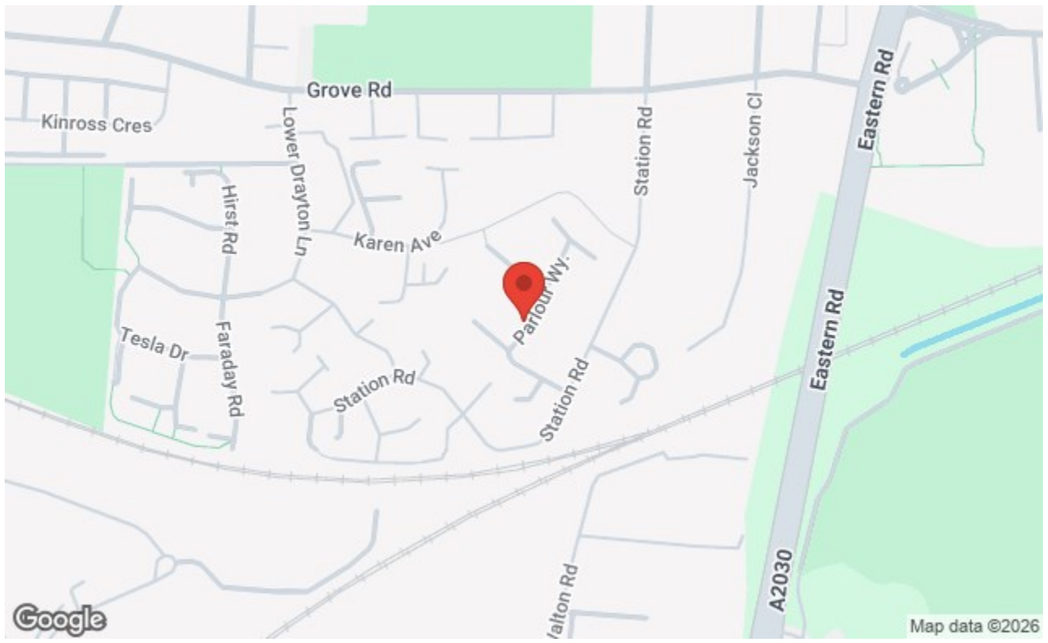

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HIGHLIGHTS

- THREE BEDROOM
- DETACHED HOME
- 5 YEARS OLD
- LARGE OPEN PLAN LIVING AREA
- GARDEN OFFICE
- DRIVEWAY WITH EV CHARGER
- WEST FACING REAR GARDEN
- ENSUITE TO MASTER
- SPACIOUS FAMILY BATHROOM
- AMPLE STORAGE

Nestled in the charming area of Drayton, Portsmouth, this delightful detached house on Parlour Way offers a perfect blend of modern living and comfort. Built just five years ago, this property boasts a generous 1,017 square feet of well-designed space, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that flows seamlessly into a remarkable 29-foot open plan living area. This expansive space is perfect for social gatherings and family time, allowing for a warm and inviting atmosphere. The contemporary design is complemented by large windows that flood the area with natural light, enhancing the overall appeal. The addition of the acoustic wall paneling offer both style and function

The home features three well-appointed bedrooms, each equipped with built-in wardrobes, providing ample storage. The master bedroom is a true retreat, complete with an ensuite bathroom for added convenience and privacy. In addition to the ensuite, there is a second bathroom, ensuring that the needs of the entire family are met.

Outside, the property includes a driveway with electric vehicle charging capabilities, catering to modern lifestyles. The garden office is a standout feature, offering a dedicated space for those who work from home or require a quiet area for study or hobbies.

With its modern amenities and thoughtful layout, this home is not only stylish but also practical, making it a fantastic choice for families seeking a comfortable and functional living space. Don't miss the opportunity to make this wonderful property your new home.

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
16'1" x 29'10" (4.90m x 9.09m)

W.C
5'3" x3 (1.60m x0.91m)

GARDEN CABIN/OFFICE
7'7" x 7'7" (2.31m x 2.31m)

BEDROOM ONE
12'6" x 114" (3.81m x 34.75m)

ENSUITE
3'3" x 8'2" (0.99m x 2.49m)

BEDROOM TWO
9' x 13'10" (2.74m x 4.22m)

BEDROOM THREE
7'6" x 10'6" (2.29m x 3.20m)

BATHROOM
5'8' x 9' (1.73m' x 2.74m)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

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If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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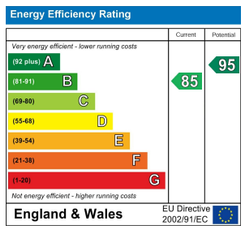
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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