



## 37 Folkestone Road

Baffins, Portsmouth, PO3 6LP

Offers in the region of £260,000



**\*\*\*THREE BEDROOM BAY & FORECOURT HOME IN A POPULAR BAFFINS LOCATION\*\*\*LANDSCAPED WEST FACING GARDEN WITH USEFUL OUTBUILDING\*\*\*WELL PRESENTED THROUGHOUT\*\*\*MODERNISHED BATHROOM\*\*\*FANTASTIC FIRST HOME\*\*\***



Situated in the highly sought-after Baffins area, this beautifully presented three-bedroom bay and forecourt home offers over 1,000 sq ft of versatile accommodation, together with a substantial detached garden office, making it an ideal purchase for families, professionals working from home, or first-time buyers seeking a spacious and characterful property.

Upon entering the property, you are welcomed by a generous reception hall leading through to a bright and inviting bay-fronted living room, complete with an attractive feature fireplace that creates a warm and comfortable living space.

To the rear of the property, the accommodation opens into a superb dining room, providing an excellent space for family meals and entertaining, with convenient under-stairs storage. This flows seamlessly into the well-appointed fitted kitchen, which offers ample worktop and cupboard space and has been thoughtfully arranged to maximise practicality. Adjacent to the kitchen is a useful utility area with direct access to the rear garden.

The ground floor further benefits from a modern family bathroom featuring a shower over the bath, alongside a separate WC, providing excellent convenience for busy households.

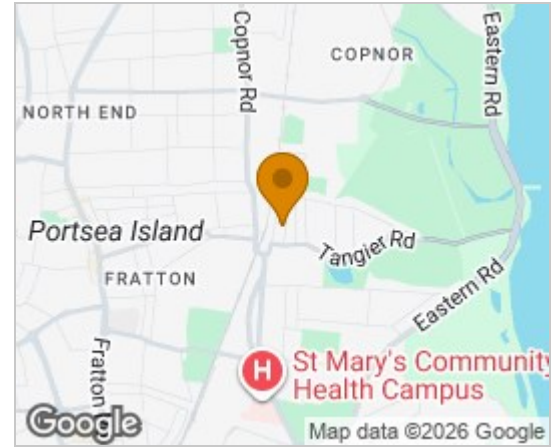
On the first floor, the property offers three well-proportioned bedrooms, including a spacious principal bedroom measuring over 13ft, a generous second double bedroom, and a larger-than-average third bedroom, making this an ideal family layout.

Externally, the property continues to impress. The west-facing rear garden has been attractively landscaped to provide a low-maintenance outdoor space, perfect for enjoying the afternoon and evening sunshine. A particular feature is the substantial detached garden room/home office, measuring approximately 13ft x 6 ft 10", which offers fantastic flexibility as a home office, studio, gym, treatment room, or hobby space.

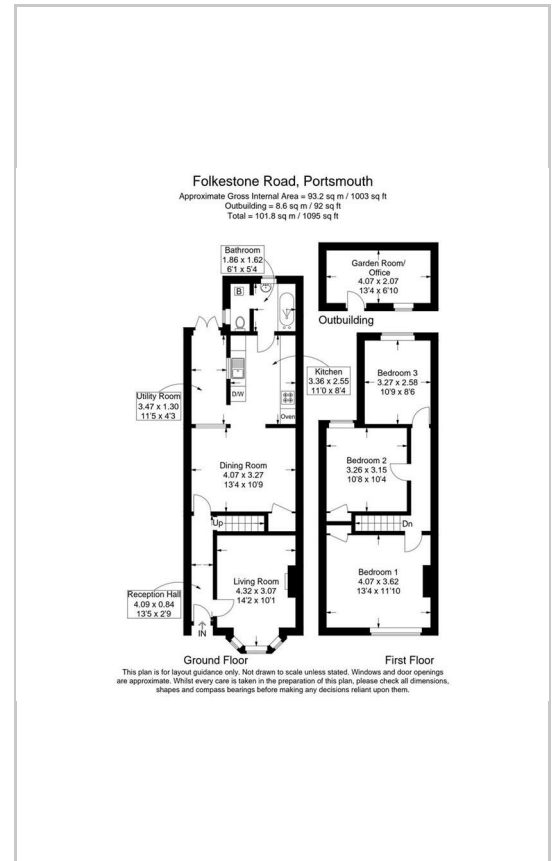
The current owners have clearly maintained the property to a high standard throughout, creating a home that is both stylish and ready to move straight into.

Ideally located within easy walking distance of Baffins Pond, popular local schools, independent cafés, shops and transport links, this exceptional home perfectly combines character, space, practicality and location.

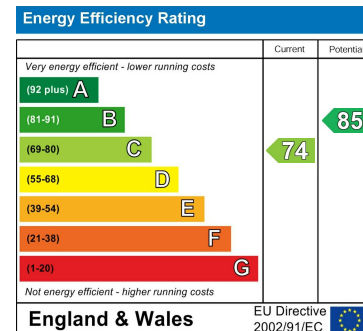
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tangier Road, PO3 6PQ  
 Tel: 02394 217317 Email: sarah@soldby.uk www.soldby.uk