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## 59 Woodfield Avenue

, Portsmouth, PO6 1AN

Offers in excess of £520,000



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## Welcome to Woodfield Avenue...

Welcome to this beautifully presented and extended four bedroom semi-detached home, ideally located on the sought after Woodfield Avenue. Perfectly combining contemporary comfort with charming character, this spacious property offers exceptional family living across three floors, enhanced by a thoughtfully landscaped garden and picturesque views.

From the moment you arrive, you are greeted by a well-maintained front driveway providing off-road parking for multiple vehicles. Step inside to a welcoming entrance hall that sets the tone for the rest of the property. To the left, a bright and inviting living room offers a cosy retreat with large windows allowing plenty of natural light, there is ample space for multiple sofas and furnishings. Double doors lead to the second reception area, which makes an excellent additional lounge, complete with a multi fuel burner.

The lounge seamlessly blends into the dining area and kitchen, which has been extended and thoughtfully designed. Light fills the room, from the double doors leading out to the kitchen and the sky lights. The dining area offers space for a family table and chairs. The kitchen features a range of wall and floor mounted units, multiple plumbing points for washing facilities, an oven with hob and extractor fan, ample work top space and a sink with drainer.

A downstairs toilet is conveniently positioned in the hallway.

Moving upstairs, the first floor offers three well proportioned bedrooms, bedroom two and three are ample in size to host large king size beds and other furnishings, and bedroom four makes an excellent home office or nursery. These rooms are serviced by a

stylish family bathroom, complete with contemporary fittings, a bathtub, a separate shower, toilet and sink.

The true highlight of the home is the master bedroom in the converted loft, offering space for a large bed and other furnishings, complete with its own en-suite featuring a bath, sink and toilet. There are far reaching views over the Solent to the front, and over the horse fields for the rear.

Outside, the property continues to impress, the rear garden is a real gem – a tiered and mature outdoor space, thoughtfully landscaped. At the lower level, there's a patio area, stairs then lead to a further seating area complete with decking. At the rear of the garden you will find a superb area, currently housing a hot tub, a summer house with power, a further storage shed and a greenhouse. This is a real garden retreat and entertaining space, positioned to take full advantage of the stunning countryside views across the adjacent fields.

The garage, which is complete with power, can be accessed via the garden, or to the side of the house. There is a side access gate too.

This fantastic property is perfectly positioned in Farlington, a quiet, family friendly area known for its excellent schools, local parks, and easy access to both the A3 and M27, making commuting into Portsmouth, Chichester, or beyond incredibly convenient. The nearby amenities of Drayton and Cosham are just a short drive away, with supermarkets, cafes, and pubs within easy reach.

The property is complete with gas central heating and double glazing throughout. This is an excellent family home, ready to move into. A viewing is highly advised to appreciate what this home has to offer, please contact the office to arrange your appointment.



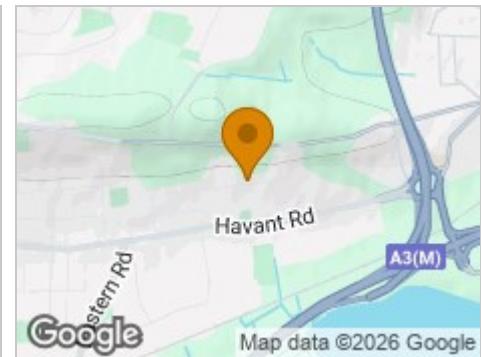
## Road Map



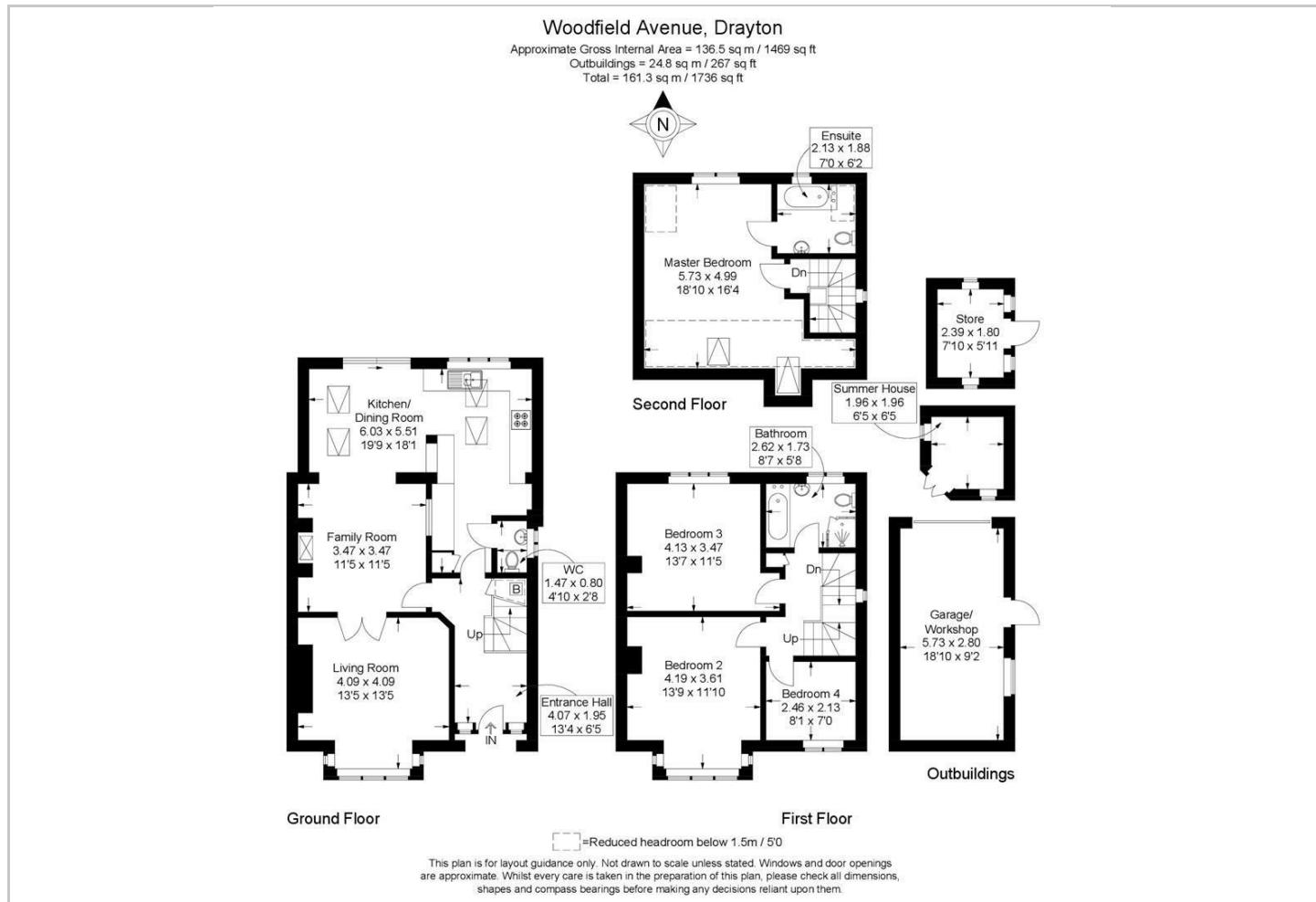
## Hybrid Map



## Terrain Map



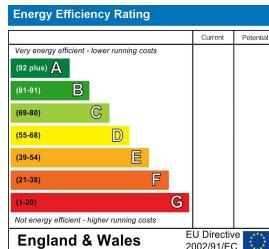
## Floor Plan



## 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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