



48 Carmarthen Avenue | Drayton | Portsmouth | Hampshire | PO6 2AQ

FINE & COUNTRY

£815,000 - Freehold



Features

- An Imposing Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- 2650 Sq Ft of Living Space

PROPERTY SUMMARY

This imposing detached property is situated in what is referred to locally as one of Drayton's most popular tree lined avenues, being the widest avenue on the 'Welsh' hillslopes. The accommodation provides 2650 sq ft of living space arranged over three

floors and comprises; hallway, shower room, dining room, kitchen, utility room, larder and 17' sitting room on the ground floor with four bedrooms a separate cloakroom and family bathroom on the first floor with a further large bedroom / home office on the top floor. To the front is 'U' shaped driveway and

access to a covered carport and garage, having an easterly facing rear garden, gas fired central heating, double glazing and a summer house, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

Brick retaining wall with rendered and painted pillars with pineapple over providing crescent style driveway with off road car parking to either side, shingled area to front of bay window with mature shrub borders, central curved flowerbed with flowering shrubs, evergreens and bushes, to the left hand side of the property is fence panelling leading to covered car port with access to garage, side pedestrian door and access to rear garden. To the right hand side are shrubs and bushes, steps leading up to covered porch, double glazed twin storm doors with frosted glazed panels with matching panels to either side leading to:

HALLWAY

Staircase rising to first floor, power points, ceiling coving, plate rack, radiator with cover over, doors to primary rooms, understairs storage cupboard housing electric consumer box and gas meter.

SHOWER ROOM

Corner shower cubicle with panelled doors and Mira shower, double glazed frosted window to front aspect, pedestal wash hand basin, low level w.c., with twin flush, radiator, extractor fan, Dimplex wall heater, panelled door.



SITTING ROOM

17' 10" x 15' 0" (5.44m x 4.57m) Double glazed square bay window to front aspect with double radiator under, ceiling coving, ceramic tiled surround fireplace with matching hearth and living flame coal effect gas fire (not tested), dimmer switches, panelled door, power points.

DINING ROOM

13' 7" x 12' 11" (4.14m x 3.94m) Double glazed sliding patio door in three sections leading to rear garden with glazed panels over and top opener, ceiling coving, power points, double radiator, chimney with recess and log effect fire (not tested), panelled door, door to kitchen.

KITCHEN

12' 6" x 11' 6" (3.81m x 3.51m) Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboards under, integrated Bosch dishwasher with matching door, range of storage cupboards and drawers, integrated fridge with matching door, ceramic tiled surrounds, range of book shelving, double glazed window to rear aspect overlooking garden, one wall mounted cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), four ring Neff gas hob with extractor hood, fan and light over, corner display shelving, wood laminate flooring, eye-level Bosch microwave with Bosch double oven and grill under, arched recess to one side leading to walk-in larder with window to side and range of shelving, double radiator, dresser style unit with glazed doors to upper section, with shelving and cupboards under, ceiling spotlights, door to hallway and dining room, power points, door to:

UTILITY AREA

Door to outside, space for tall fridge/freezer, washing machine point, window to rear aspect, door to storage cupboard with range of shelving.

FIRST FLOOR

Landing with balustrade, double glazed tall window to front aspect with top opener, return staircase rising to top floor, power points, doors to primary rooms.

BEDROOM 1

17' 10" x 15' 0" (5.44m x 4.57m) Comprehensive range of floor to ceiling wardrobes with hanging space and shelving, one with mirror fronted door, double glazed square bay window to front aspect with radiator under, ceiling coving, power points, further floor to ceiling built-in wardrobe with mirror fronted doors, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with drench style hood and panelled doors, double glazed window to side aspect, concealed cistern w.c with twin flush, vanity unit with mixer tap and cupboards under, shaver point and light over, vinyl flooring.

BEDROOM 3

12' 3" x 9' 0" (3.73m x 2.74m) Double glazed bay window to front aspect with seated area under, range of book shelving, radiator, power points, panelled door.

BEDROOM 2

13' 5" x 12' 1" (4.09m x 3.68m) Double glazed window to rear aspect overlooking garden, built-in storage cupboard housing hot water cylinder with pump system, controls for solar hot water system, radiator, pedestal wash hand basin with mixer tap and tiled splashback with mirror and lighting over, comprehensive range of built-in floor to ceiling wardrobes to one wall, two with mirror fronted doors, hanging space and shelving, panelled door, power points.

SEPARATE CLOAKROOM

Low level w.c., with twin flush, double glazed frosted window to rear aspect, vinyl flooring, wall mounted wash hand basin with tiled splashback.

FAMILY BATHROOM

White suite comprising; P shaped panelled bath with separate shower over and shower screen, bidet, double glazed window to rear aspect, tiled surrounds, wash hand basin with mixer tap and cupboards under, mirror, shaver point and light over, Dimplex heater, heated towel rail, panelled door.

BEDROOM 4

11' 6" x 7' 11" (3.51m x 2.41m) Double glazed window to rear aspect, pedestal wash hand basin with tiled splashback, panelled door, power points, double radiator.

TOP FLOOR

Landing, door to:

BEDROOM 5 / HOME OFFICE

24' 0" x 16' 2" max. m x 4.93m) Three skylight windows, one with outstanding views over roof tops towards Langstone Harbour, the City of Portsmouth and Isle of Wight in the distance, access to loft space, recessed shelving, two radiators, power points.

OUTSIDE

To the rear is an arched opening providing pedestrian access from the driveway with further patio doors providing access from the dining room leading to good size easterly facing garden with lawned areas, pergola with paved pathway under, lawned garden with mature hedges, bushes and evergreens, small greenhouse, the garden is enclosed by fence panelling on both sides, water feature with waterfall, raised steps leading to up to paved patio area leading to vegetable garden, large wooden built home office/workshop.

GARAGE

16' 10" x 9' 7" (5.13m x 2.92m) With workshop 9'7" x 6'0" to one end, side pedestrian door and window, polycarbonate glazed roof, remote control up and over door, power points.

SUMMER HOUSE

21' 6" x 12' 6" (6.55m x 3.81m) Twin doors to front aspect, power & lighting.

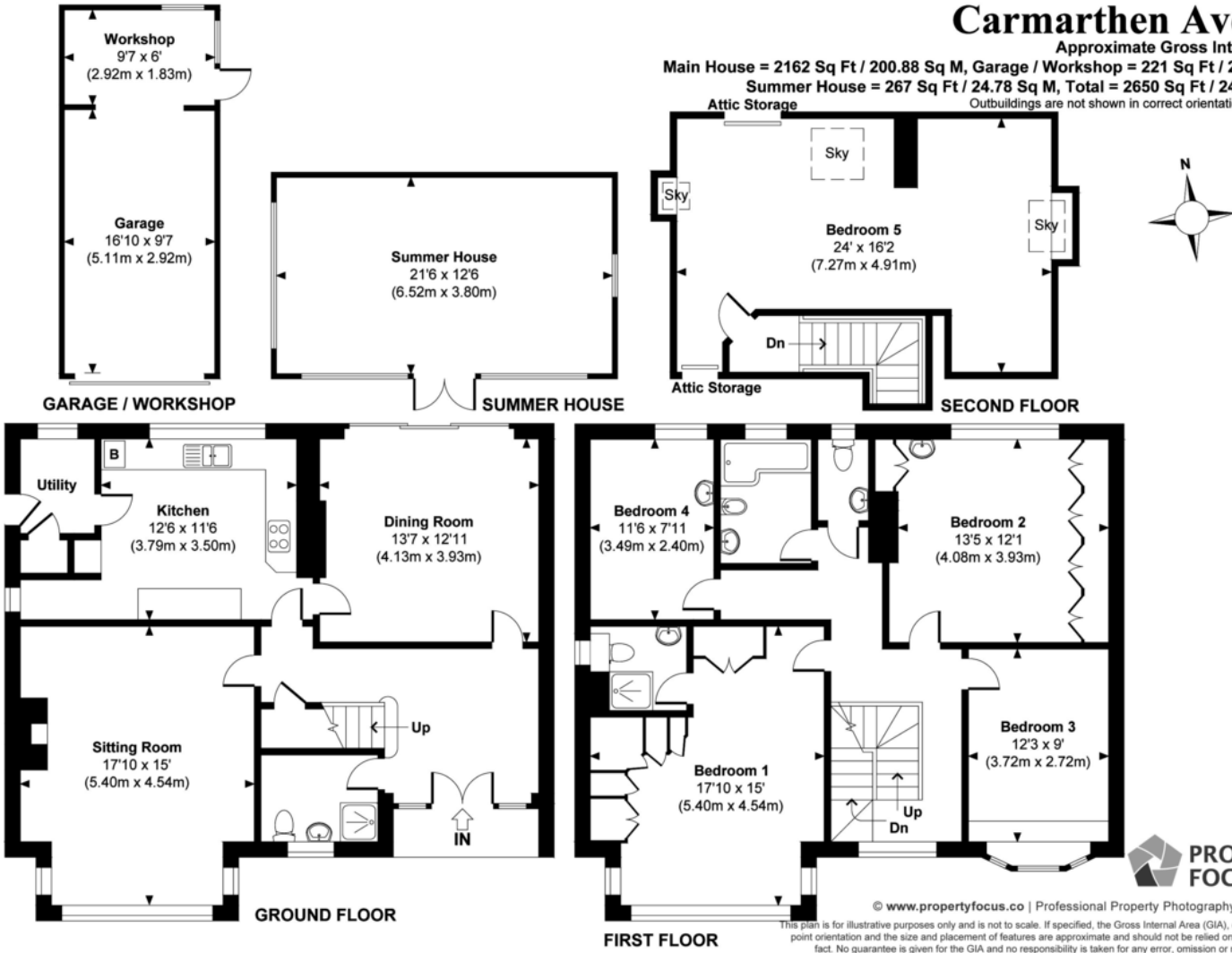


Carmarthen Avenue

Approximate Gross Internal Area

Main House = 2162 Sq Ft / 200.88 Sq M, Garage / Workshop = 221 Sq Ft / 20.56 Sq M
 Summer House = 267 Sq Ft / 24.78 Sq M, Total = 2650 Sq Ft / 246.22 Sq M

Outbuildings are not shown in correct orientation or location.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 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.

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