



## 73 Kimbolton Road

, Portsmouth, PO3 6BZ

Offers in excess of £320,000



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This well-designed three-bedroom semi-detached home in Baffins offers an excellent balance of modern living and a practical layout, making it an ideal choice for families, first-time buyers, or those looking to upsize. Arranged across two floors, the property provides comfortable and well-proportioned accommodation, complemented by desirable external features including a garage, side access, a forecourt, and a shared driveway.

Upon entering, you are welcomed into a central hallway that provides access to the main ground floor living spaces. The lounge is positioned at the front of the home, creating a cosy yet bright setting, enhanced by a large window that allows natural light to fill the room. This inviting space is perfect for both relaxing evenings and entertaining guests.

To the rear, the property opens into a stylish and modern kitchen/diner, undoubtedly the heart of the home. Thoughtfully designed with both functionality and aesthetics in mind, the kitchen offers ample storage and generous worktop space. It also benefits from integrated appliances, including a fridge freezer, double oven, and induction hob, making it perfectly suited for everyday cooking and hosting alike. The open-plan design flows seamlessly into the dining area, creating a sociable and versatile space for family meals and gatherings.

Adjacent to the kitchen is a highly practical utility area, providing additional storage and space for appliances, helping to keep the main kitchen uncluttered. A convenient ground floor W.C. is also accessed from this area, further enhancing the home's functionality. The dedicated utility bay is ideal for

laundry and everyday household tasks.

Upstairs, the first floor comprises three well-proportioned bedrooms. The main bedroom is a comfortable double, while the second bedroom is also a spacious double, offering flexibility for family living. The third bedroom is ideal as a child's room, guest bedroom, or home office. The family bathroom is also located on this floor, designed to cater to the needs of a busy household.

Externally, the property continues to impress. To the front, a forecourt provides an attractive approach while offering additional practical space. The garage, accessed via a shared driveway, provides secure parking or valuable storage. Side access adds further convenience, particularly for those who enjoy outdoor living.

The rear garden offers a pleasant outdoor space, ideal for relaxing, gardening, or entertaining during the warmer months, making it a great extension of the living area.

Overall, this is a beautifully presented home that combines style, practicality, and convenience in a highly sought-after location. With its contemporary kitchen, separate utility space, generous bedroom sizes, and excellent external features including a garage and shared access, this property delivers an exceptional standard of living perfectly suited to modern lifestyles.



Road Map



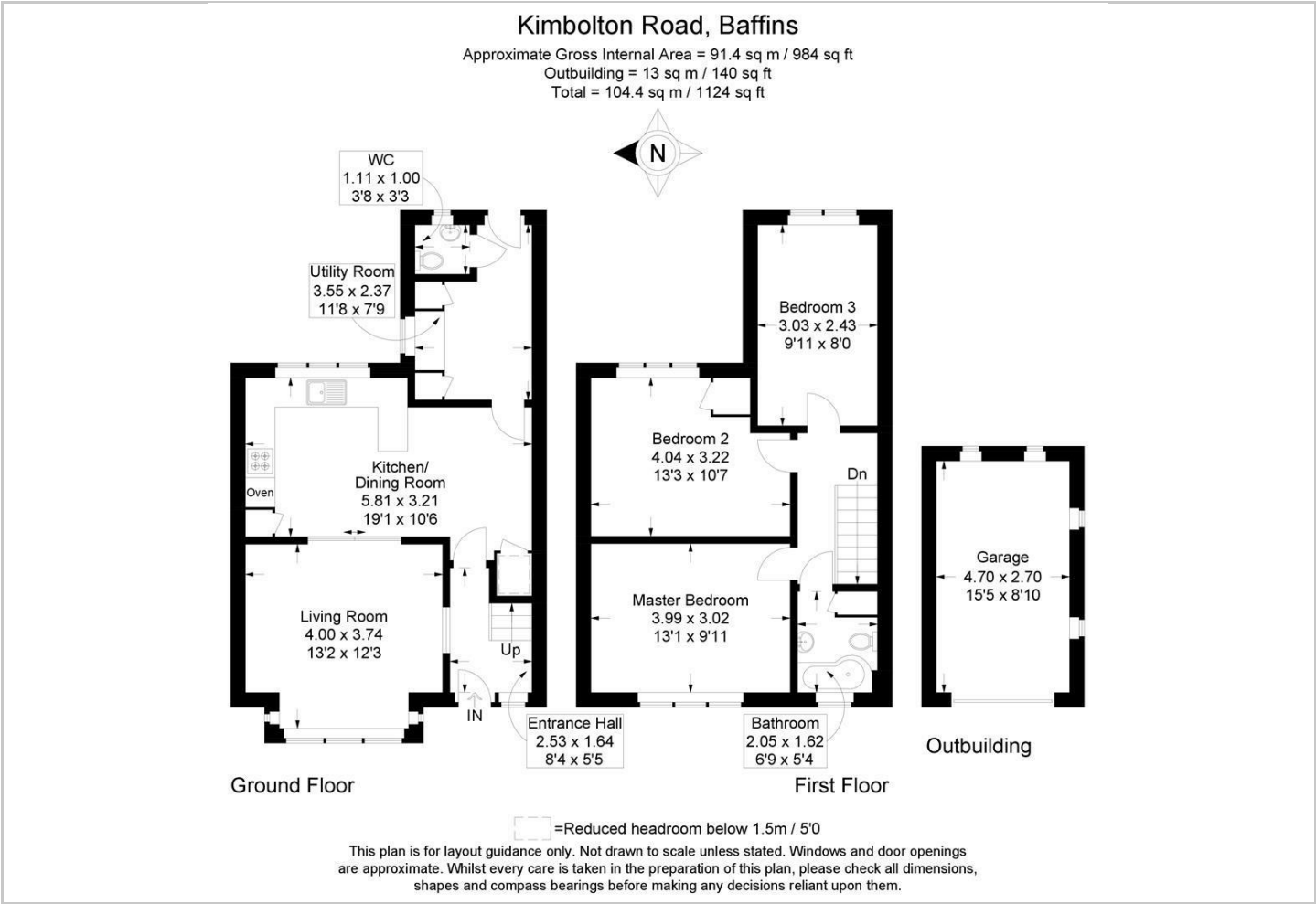
Hybrid Map



Terrain Map



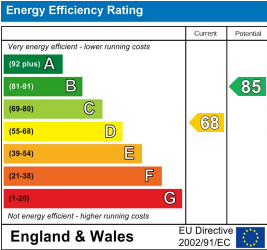
Floor Plan



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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