



## 10 Old Manor Way

Drayton, Portsmouth, PO6 2NN

Offers in excess of £435,000





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Situated in the ever-popular Old Manor Way in Drayton, Portsmouth, this beautifully presented three-bedroom semi-detached home offers an exceptional blend of contemporary living and traditional comfort, making it an ideal choice for families, professionals, and those looking to upsize within this sought-after residential location.

The property immediately impresses on arrival with a generous driveway providing off-road parking for several vehicles, a highly desirable feature, complemented by a garage positioned to the rear of the plot. The attractive frontage and practical layout set the tone for what is a thoughtfully improved and well-maintained home throughout.

Upon entering, you are welcomed into a bright and inviting hallway that provides access to the principal ground floor rooms. To the front elevation sits a well-proportioned lounge, enjoying plenty of natural light via a charming bay window. This comfortable reception room offers the perfect space to relax and unwind, with ample room for a range of living furniture, creating a warm and welcoming environment for everyday living or entertaining guests.

The real heart of the home, however, lies to the rear, where the property has undergone extensive and high-quality improvement works to create a stunning open-plan kitchen and dining space. This impressive extension has been designed with modern living firmly in mind and provides a fantastic social hub for the household. The kitchen is beautifully appointed with a stylish range of units, a central island ideal for casual dining or entertaining, and a selection of integrated

appliances that blend seamlessly into the design. Underfloor heating and a sleek tiled floor enhance both comfort and practicality, while the generous proportions allow for a large dining table and additional seating if desired.

Bi-folding doors span the rear of the extension, opening directly onto the garden and effortlessly connecting indoor and outdoor living. These doors flood the space with natural light and make the most of the property's south-facing aspect, creating a bright and airy atmosphere throughout the day. Just off the kitchen is a convenient utility area, providing additional storage and space for laundry appliances, along with a handy downstairs WC – a practical and welcome addition for modern family life.

Ascending to the first floor, the accommodation continues to impress. The property offers three reasonably sized bedrooms, each well-presented and versatile enough to suit a variety of needs. The main bedroom is positioned to the front and benefits from pleasant outlooks and ample space for wardrobes and additional furniture. The 2nd bedroom overlooks the rear garden and both this and the third bedroom are ideal for children, guests, or use as a home office.

Completing the first floor is a modern family bathroom, finished to a contemporary standard and comprising a stylish suite with walk-in shower facilities, wash basin, and WC. The clean, modern design ensures this space is both functional and relaxing.

Externally, the south-facing rear garden is another standout feature of the property. Largely laid to lawn,

it provides a safe and enjoyable space for children and pets, while a patio seating area offers the perfect spot for outdoor dining, entertaining, or simply enjoying the sunshine. The garden is well-proportioned and benefits from excellent privacy, making it an inviting extension of the living space during the warmer months.

Old Manor Way is a highly regarded location within Drayton, known for its friendly community feel and convenient access to local amenities, reputable schools, transport links, and green spaces. This superb home combines a desirable setting with stylish, move-in-ready accommodation, and internal viewing is highly recommended to fully appreciate everything it has to offer.



Road Map



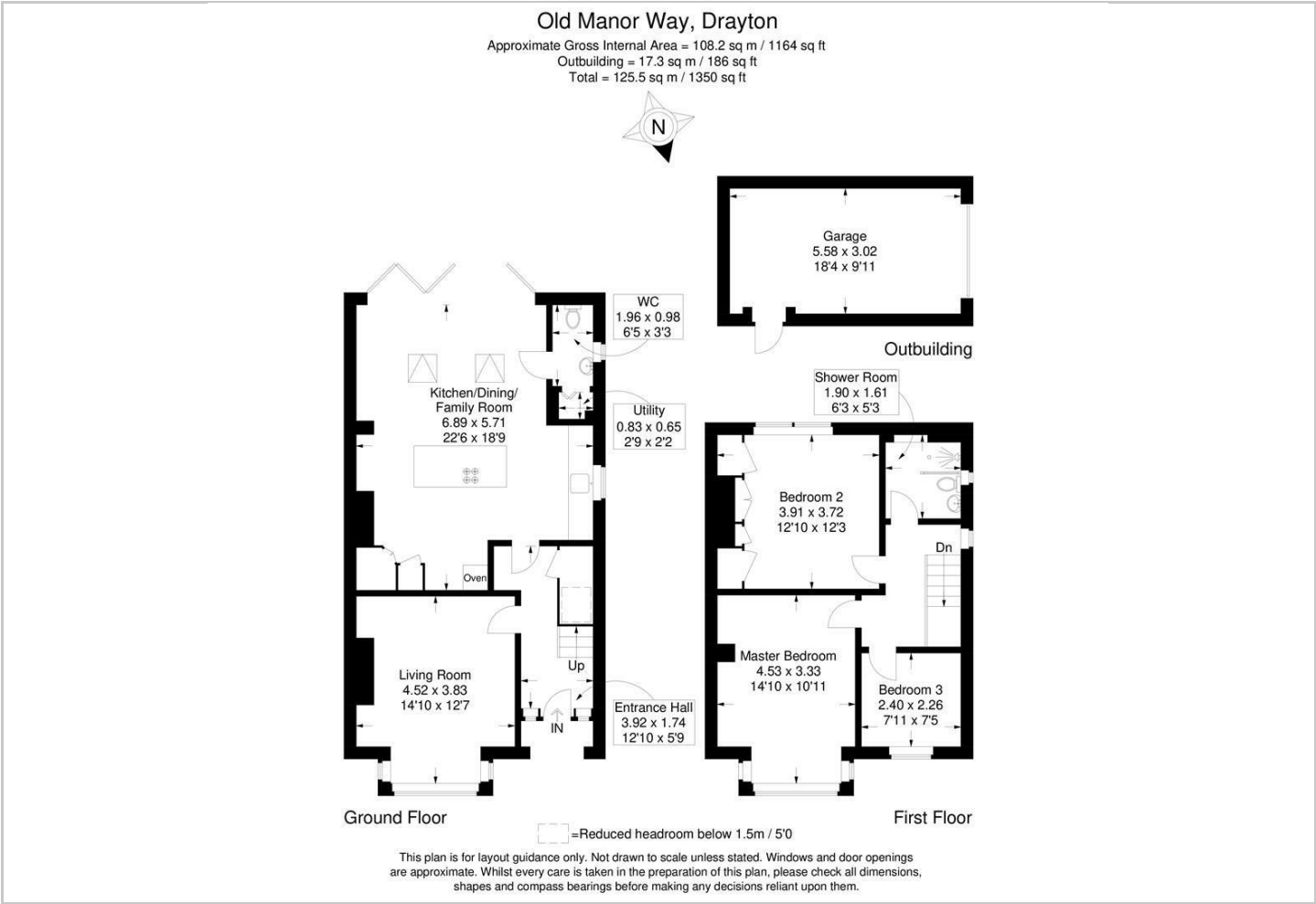
Hybrid Map



Terrain Map



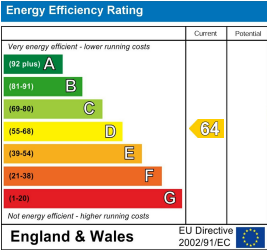
Floor Plan



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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