



# 128 Kimbolton Road

Portsmouth, PO3 6DA

Offers in excess of £320,000



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## Welcome to Kimbolton Road...

Situated along the ever-popular Kimbolton Road in Baffins, this beautifully presented three bedroom, double bay and forecourt end terraced house offers generous living space, modern interiors, and exceptional practicality, perfect for families seeking a stylish home in a highly desirable part of Baffins.

Set behind an attractive forecourt, the property boasts classic double bay elevations that provide immediate kerb appeal. Upon entering, a welcoming hallway leads through to the elegant bay fronted lounge, ample in space for multiple sofas and other furnishings.

To the rear, the property opens into a modern open plan kitchen diner, thoughtfully designed for contemporary living. The kitchen features a range of wall and floor mounted units, ample work top space, and integrated appliances such as an oven, hob with extractor fan, dishwasher and fridge freezer. The dining area comfortably accommodates a family sized table, and the open plan design creates a social environment.

Leading from the kitchen is a practical utility room, providing additional storage and plumbing for washing facilities. A downstairs WC adds further convenience.

Beyond the kitchen diner, a bright conservatory offers an additional versatile reception area.

Upstairs, the property offers three well sized bedrooms. The master benefits from a bay window, and allows space for a king size bed and other furnishings. The second bedroom is another generous double, while the third bedroom is comfortably proportioned, ideal as a child's room, guest bedroom, or study. Completing the first floor is a modern family bathroom, featuring a bath with overhead shower, tiled walls, a sink, toilet and towel radiator.

Externally, the rear garden has been designed for low maintenance, offering a private and practical outdoor space. An outhouse provides excellent additional storage or the potential to be a summer house, adding extra practicality to the home.

Situated in Baffins you are within close proximity to a range of local amenities including good schools, shops, cafes and play parks.

This is an excellent purchase, great for first time buyers and families alike. Viewings are highly advised, please contact the office to arrange an appointment.



## Road Map



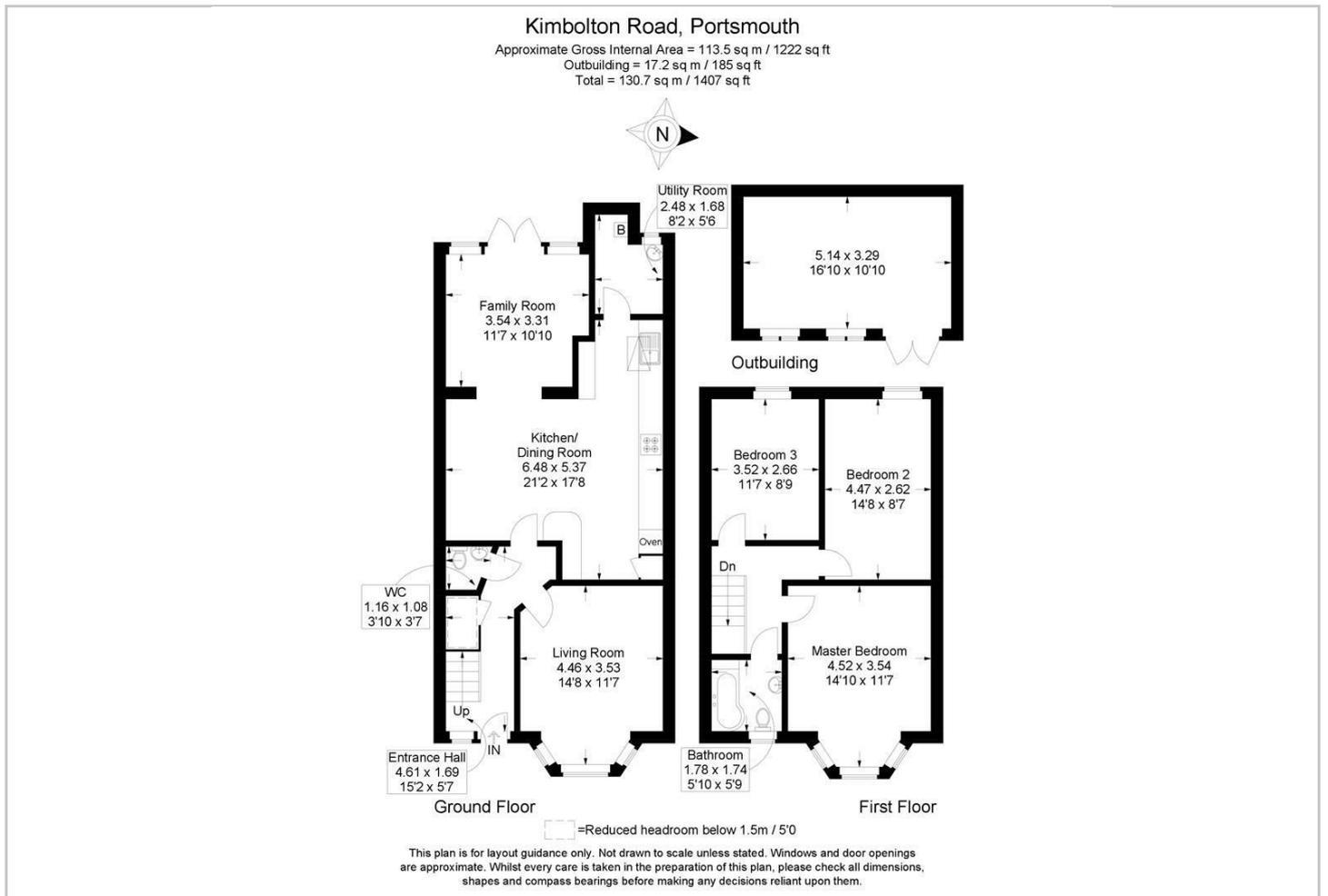
## Hybrid Map



## Terrain Map



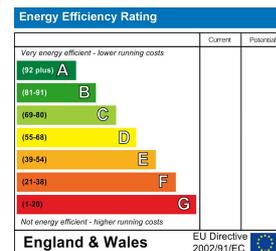
## Floor Plan



## 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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