



4 Colebrook Avenue

Baffins, Portsmouth, PO3 6PS

Offers in the region of £335,000



4 Colebrook Avenue

Baffins, Portsmouth, PO3 6PS

Offers in the region of £335,000



Nestled in a tranquil cul-de-sac in the heart of Baffins, this exceptional three-bedroom terraced home offers an inviting blend of original charm and contemporary comfort. Located just a short stroll from the serene Baffins Pond and an array of local shops, this property boasts an enviable position within the catchment areas of the highly regarded Westover Primary and Admiral Lord Nelson Senior Schools.

Upon entering, you'll be greeted by a warm and welcoming atmosphere. The living room is a cozy retreat, complete with a traditional fireplace that adds character and charm. Moving through to the rear of the property, the thoughtfully modernized Shaker-style kitchen and dining area steal the show. This open-plan space is perfect for entertaining, featuring a stylish log burner that creates a snug ambiance on cooler evenings.

Beyond the kitchen, a double-glazed conservatory bathes the space in natural light and provides a seamless connection to the outdoors. It includes convenient access to a downstairs WC and opens directly onto a beautifully landscaped, south-facing rear garden. This private outdoor haven offers a peaceful escape, complete with a detached and soundproofed garden room, ideal for use as a home office, studio, or gym.

Upstairs, the home continues to impress with three well-appointed bedrooms. Each room has been thoughtfully designed to balance comfort and practicality, making them perfect for family living. The modern bathroom is a standout feature, offering a touch of luxury with its freestanding bath adorned with ball and claw feet – the ideal place to unwind

after a long day.

This delightful home has been sympathetically updated to retain many original features while meeting the demands of modern living. Double glazing and gas central heating ensure year-round comfort and energy efficiency.

The property's prime location, combined with its stylish interior and functional layout, make it an ideal choice for families, professionals, or anyone seeking a peaceful yet connected lifestyle in the sought-after Baffins area.

With its harmonious blend of character, modern touches, and practical amenities, this home truly has something for everyone. Whether you're drawn to the charming living spaces, the secluded garden, or the proximity to excellent schools and local attractions, this property is a rare gem that must be seen to be fully appreciated.

Don't miss your opportunity to make this beautiful house your home. Viewing is highly recommended.



Road Map



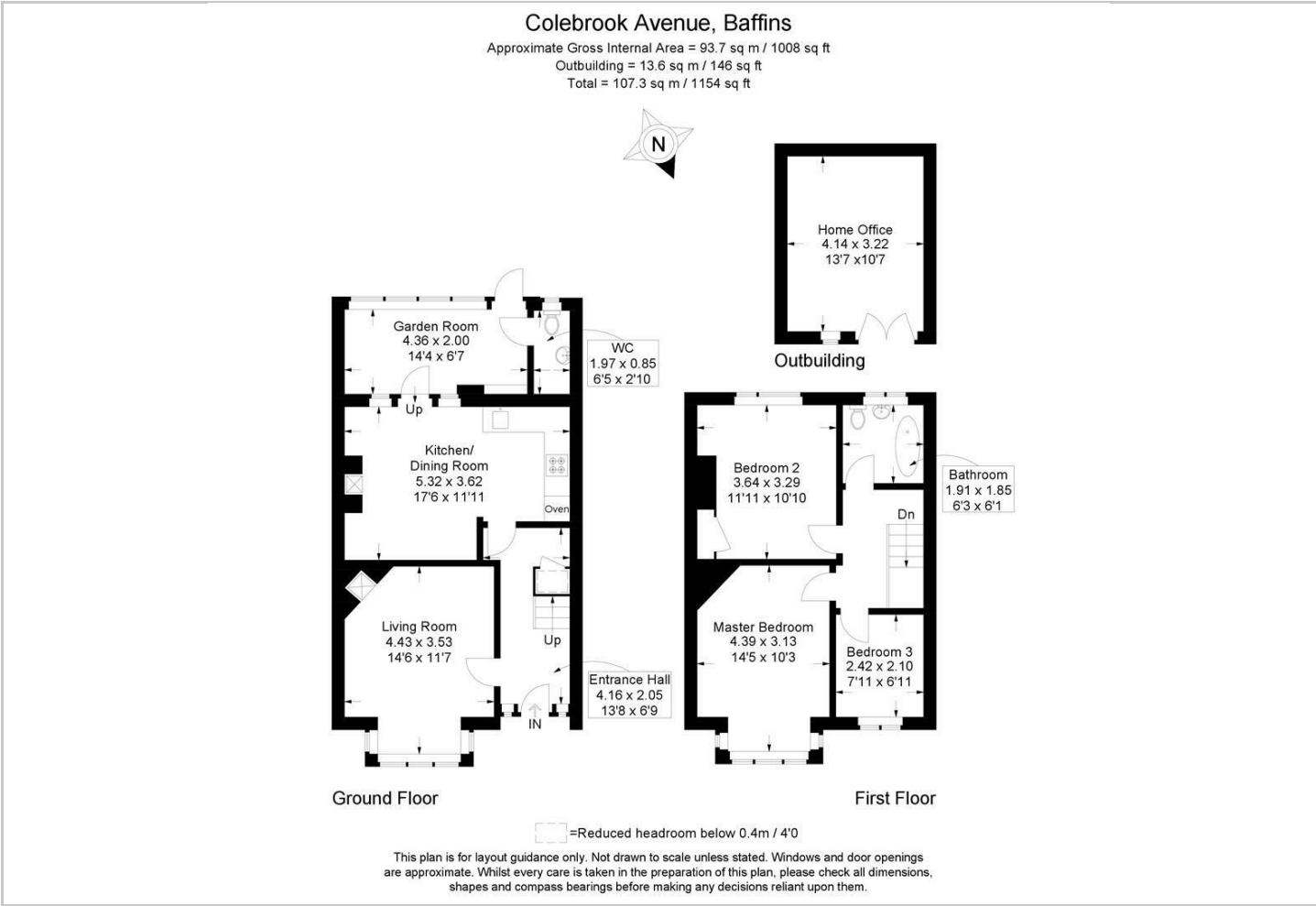
Hybrid Map



Terrain Map



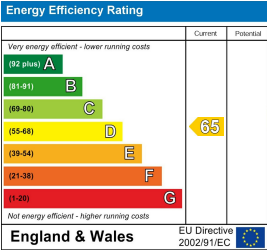
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.