



## 9 Lakeside Avenue

Portsmouth, PO3 6EZ

Offers in excess of £350,000



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## Welcome to Lakeside Avenue...

Located on the ever popular Lakeside Avenue in the sought after Baffins area, this beautifully presented three bedroom home offers off road parking, generous living space, and a layout perfectly suited to family life. With a large garage, stylish interiors, and an open plan kitchen diner, this property is ideal for families, first time buyers, or anyone looking for a well presented home situated in a desirable area.

Upon entering the property, you are greeted by a welcoming entrance hallway, leading you to the bright and spacious bay fronted lounge. The large bay window allows natural light to flood the room, offering ample space for multiple sofas and other furnishings.

To the rear of the property is the heart of the home, a superb open plan kitchen, dining, and living area designed with modern living in mind. The contemporary fitted kitchen features stylish cabinetry, generous worktop space, an integrated dishwasher, and an attractive butler sink. There is an oven with hob and extractor fan, and additional space for a fridge / freezer. The kitchen flows effortlessly into a spacious dining area, offering plenty of room for a family dining table and making it ideal for everyday living as well as entertaining.

As well as the dining space there is an additional lounge or seating area, providing a versatile second living space perfect for relaxing, reading, or socialising. Large bi-fold doors open directly onto the garden, allowing natural light to pour in while seamlessly connecting the indoor living space with the outdoors.

The ground floor also benefits from a useful utility room with additional storage space and plumbing for appliances, along with a convenient downstairs toilet.

Upstairs, the property offers three well proportioned bedrooms. The impressive master bedroom is located at the front of the house and features a charming bay window that enhances the sense of space and light. The second bedroom is a comfortable double room and the third bedroom is a well sized single room, ideal for a child's bedroom, nursery, or home office.

Completing the first floor is a modern family bathroom fitted with a stylish four piece suite, including a bath, separate shower, wash basin, and WC.

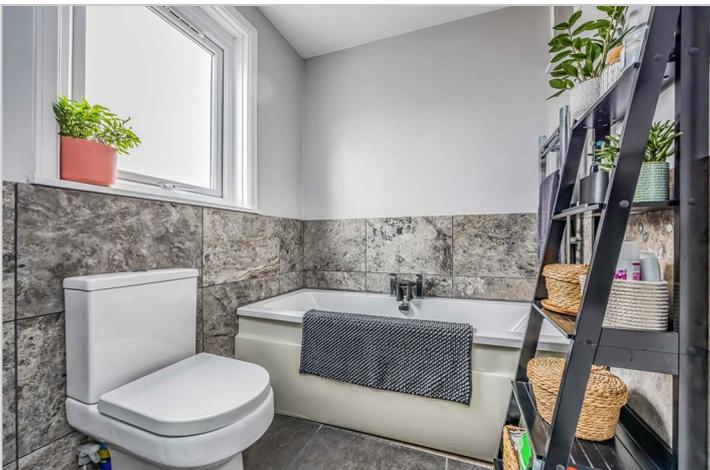
Outside, the property features a low maintenance rear garden designed for ease of upkeep while still providing a pleasant outdoor area.

A particularly valuable feature of this home is the large garage, providing excellent parking or additional storage space.

Combining character features with modern open plan living and practical amenities, this attractive home on Lakeside Avenue offers a fantastic opportunity for families and buyers seeking a well located property in the popular Baffins community.

A viewing is highly advised, please contact the office to arrange your viewing.

- GARAGE - OFF ROAD PARKING
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- MODERNISED THROUGHOUT
- FOUR PIECE BATHROOM SUITE
- DOWNSTAIRS WC & UTILITY
- SOUGHT AFTER BAFFINS LOCATION
- EXCELLENT FAMILY HOME



## Road Map



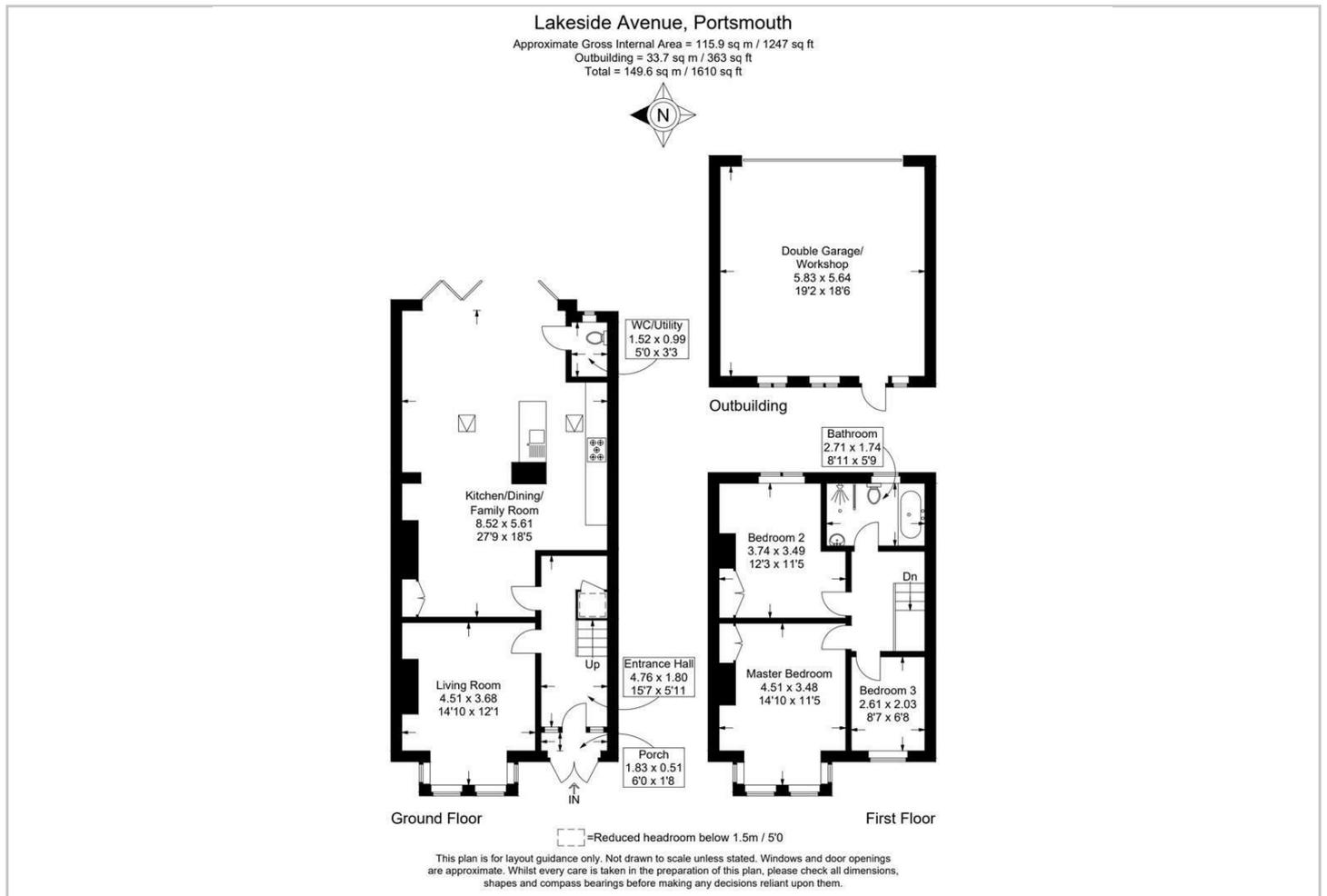
## Hybrid Map



## 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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