

STEVE GRANTHAM
BESPOKE ESTATE AGENT

48 The Dale, Purbrook, PO7 5DE

Guide price £550,000

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48 The Dale

Purbrook, PO7 5DE

- THREE BEDROOMS
- SOUTHERLY ASPECT CIRCA 100FT GARDEN
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 1930S SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- GARAGE AND PARKING

An exceptional example of an extended 1930s semi-detached home, beautifully presented throughout and offering spacious, turnkey accommodation in a sought-after Purbrook location. The heart of the home is the impressive open-plan kitchen/dining/family room, perfect for modern family living and entertaining, with doors opening onto the stunning southerly aspect rear garden extending to approximately 100ft. Further accommodation includes a separate sitting room, ground floor cloakroom, three well-proportioned bedrooms and a spacious family bathroom. Externally, the property benefits from a detached garage and separate home office, ideal for those working from home. Situated along a popular residential road, within easy reach of Purbrook Park School, local amenities and transport links, this wonderful family home combines 1930s character with contemporary living.





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Situated along a popular residential road in Purbrook, this beautifully presented and thoughtfully extended 1930s semi-detached house offers an exceptional blend of traditional character and contemporary living. Having been finished to an impressive standard throughout, the property provides spacious, turnkey accommodation perfectly suited to modern family life, complemented by a superb southerly aspect rear garden extending to approximately 100ft, a detached garage and a separate home office.

Upon entering the property, a welcoming entrance hallway provides access to the ground floor accommodation and staircase to the first floor. To the front of the house is an attractive sitting room, featuring a characterful bay window which allows plenty of natural light to fill the space, creating a comfortable and inviting room to relax.

Undoubtedly the standout feature of this wonderful home is the impressive extended open-plan kitchen, dining and family room spanning the rear of the property. Designed with both everyday family living and entertaining in mind, this superb space offers clearly defined areas for cooking, dining and relaxing whilst maintaining a wonderful sense of openness. The contemporary kitchen provides extensive worktop space, a central island and a range of fitted units, whilst the generous dining and family areas enjoy an abundance of natural light. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces, particularly appealing during the warmer months. A convenient ground floor cloakroom completes the accommodation on this level.

To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom positioned to the front and benefiting from an attractive bay window. The second bedroom is another generous double overlooking the rear, whilst the third bedroom provides flexibility for use as a child's bedroom, nursery or additional study. Serving all three bedrooms is a spacious family bathroom featuring both a freestanding bath and separate shower enclosure.

Externally, the rear garden is a particularly impressive feature of the property. Extending to approximately 100ft and enjoying a desirable southerly aspect, it provides an excellent outdoor space for families, entertaining and enjoying the sunshine throughout the day. Further benefits include a detached garage and a separate garden office, providing an ideal solution for those working from home or requiring a dedicated space away from the main house.

The property is ideally positioned within the popular Purbrook area, conveniently located for Purbrook Park School, local shops and everyday amenities. Excellent transport connections provide easy access to Waterlooville, Portsmouth and the surrounding areas, making this an appealing location for families and commuters alike.

Combining the charm of a traditional 1930s home with the space, finish and practicality expected of modern living, this exceptional property offers a rare opportunity to purchase a beautifully extended family home in a highly regarded residential location.



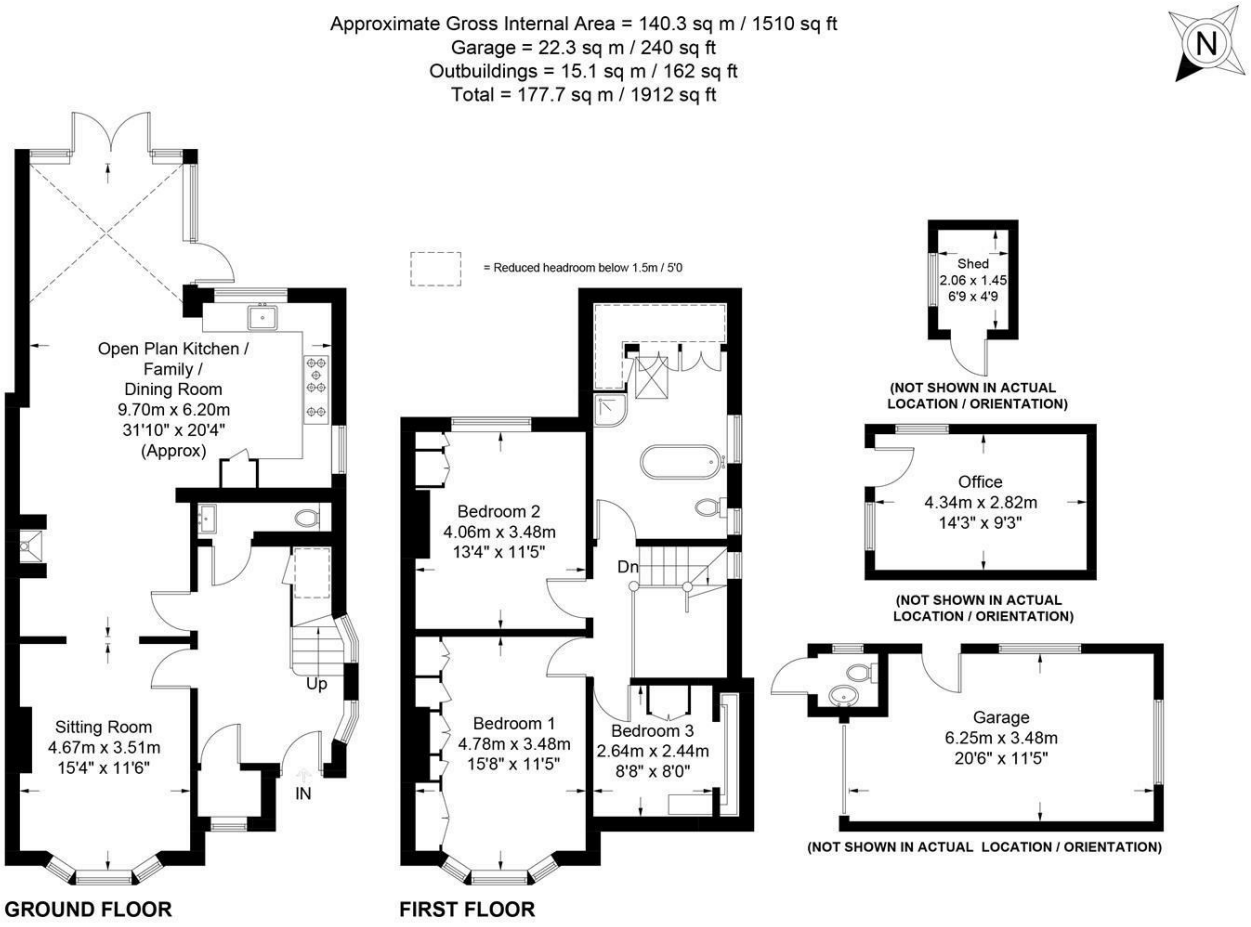

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Floor Plans

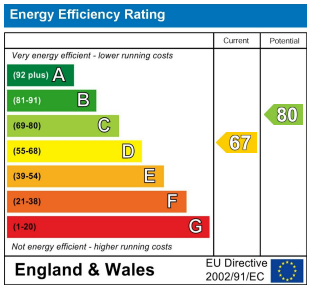


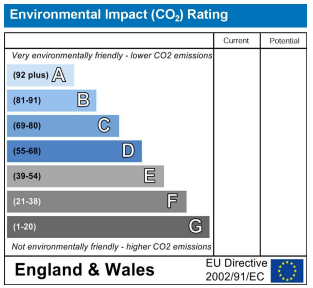
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Location Map



Energy Performance Graph





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