



GUIDE PRICE  
**£700,000 - £750,000**  
**77 Village Road**  
Gosport, PO12 2LE



## PROPERTY SUMMARY

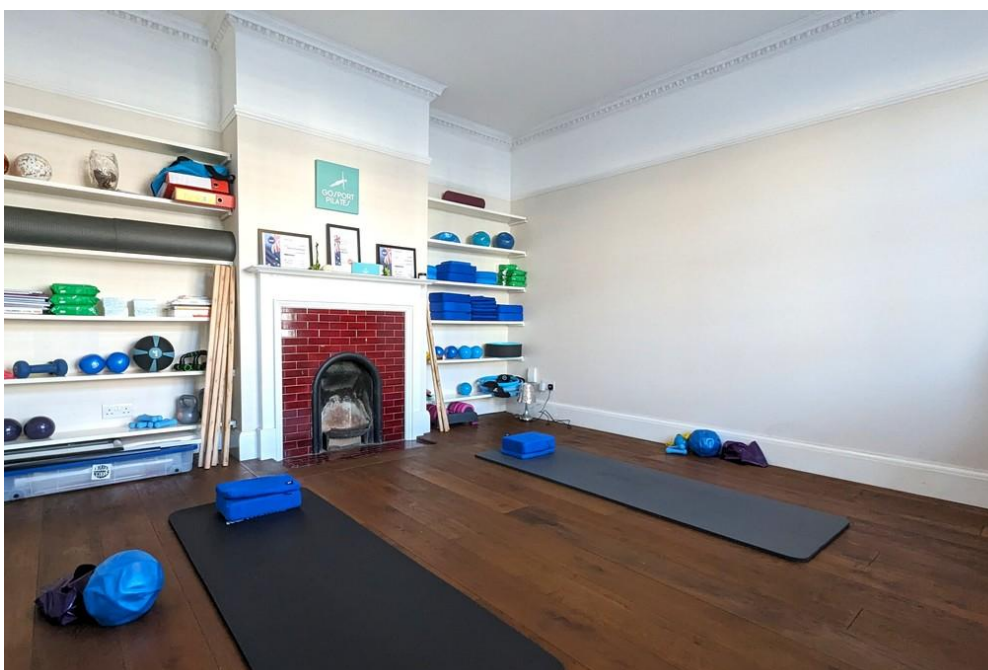
We are excited to bring to the market this impressive detached family home situated in the popular Alverstoke Village, a short walk from local schools, amenities and Stokes Bay seafront. This spacious home has so much to offer including four double bedrooms, three en-suite bathrooms, three reception areas, modern open plan kitchen/diner, generous rear garden, off road parking, garage and so much more. This beautiful property really does need to be viewed to fully appreciate all it has to offer. Call our Gosport office now to arrange an internal inspection.

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#### **ENTRANCE HALL**

**LOUNGE** 18' 0" x 12' 11" (5.50m x 3.94m)

**FAMILY ROOM** 13' 8" x 12' 2" (4.17m x 3.72m)

**KITCHEN** 11' 7" x 20' 8" (3.55m x 6.32m)

**DINING ROOM** 11' 7" x 10' 10" (3.55m x 3.32m)

**UTILITY ROOM** 6' 11" x 9' 4" (2.12m x 2.85m)

#### **SHOWER ROOM**

**STUDY** 13' 11" x 12' 5" (4.25m x 3.79m)

#### **STAIRS & LANDING**

**MASTER BEDROOM** 9' 10" x 18' 11" (3.00m x 5.77m)

#### **ENSUITE BATHROOM**

**BEDROOM 2** 13' 11" x 12' 5" (4.25m x 3.79m)

#### **ENSUITE WETROOM**

**BEDROOM 3** 12' 0" x 12' 11" (3.66m x 3.94m)

#### **ENSUITE SHOWER ROOM**

**BEDROOM 4** 9' 6" x 12' 11" (2.90m x 3.94m)

#### **REAR GARDEN**

#### **GARAGE**

#### **AGENT NOTES**

- Freehold
- EPC Rating C
- Council Tax Band G



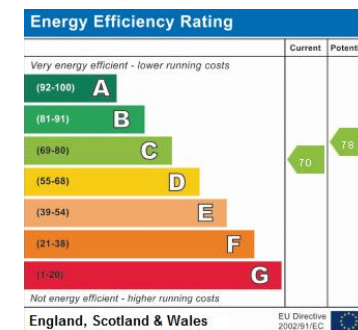


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band G

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk