




GUIDE PRICE
£400,000 - £425,000
1 Dandelion Close
Carisbrooke Green, Gosport, Hampshire, PO13 0PN

This three bedroom detached family home was once the show home in this popular residential development and is sold with no forward chain. The property is presented to a high modern standard throughout with the living accommodation comprising of a lounge/diner, kitchen/breakfast room, utility, master bedroom with en-suite, two further bedrooms and a family bathroom. The property benefits from a garage with power and electric door, uPVC glazing and a well-designed mature southerly aspect garden with an additional enclosed garden to the side. Please contact the Gosport team today to arrange your internal viewing, phone lines open until 8pm.

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ENTRANCE: Double glazed front door leading into:-

HALLWAY: Two double glazed windows to front aspect, bamboo flooring, spot lights, floor standing Dimplex Quantum heater, stairs to first floor landing.

LOUNGE/DINER 24' 10" x 11' 1" (7.57m x 3.38m) Double glazed bay window to front aspect, double glazed patio doors to garden, bamboo flooring, floor standing Dimplex Quantum heater, feature wall display with heater, clock and space for TV.

KITCHEN 15' 8" x 9' 3" (4.78m x 2.82m) A Modern fitted gloss kitchen comprising a range of wall and base level storage featuring new work tops, induction hob and sink installed approximately four months ago. The kitchen is further fitted with an integral electric oven and dishwasher, stainless steel extractor hood, spot lights, tiled to principal areas, tiled flooring, under stair storage cupboard, floor mounted Dimplex Quantum electric heater, double glazed window to rear aspect.

UTILITY ROOM 8' x 7' 9" (2.44m x 2.37m) Fitted with all and base level storage incorporating roll top work surfaces, tiled to principal areas, tiled flooring, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space for tumble dryer and fridge/freezer, double glazed window to rear aspect, double glazed door to garden, spot lights, cupboard housing consumer unit.

FIRST FLOOR LANDING: Carpeted, spot lights, airing cupboard, access to loft which is partially boarded.

MASTER BEDROOM 12' 10" x 11' 3" (3.93m x 3.43m) Double glazed bay window to front aspect, fitted wardrobes, wall mounted electric heater, carpeted, door leading to:-

EN-SUITE 7' 4" x 8' 6" (2.24m x 2.61m) Double shower cubicle with power shower, vanity unit, low level WC, stainless steel heated towel, extractor fan, spot lights, obscure double glazed window to front aspect, vinyl flooring.

BEDROOM TWO 11' 2" x 10' 6" (3.41m x 3.22m) Double glazed window to rear aspect, carpeted, built-in wardrobes, wall mounted electric heater.

BEDROOM THREE 9' 3" x 7' 4" (2.83m x 2.25m) Double glazed window to rear aspect, wall mounted electric heater, carpeted.

BATHROOM 7' 2" x 5' 11" (2.19m x 1.81m) Fitted suite comprising of panel enclosed bath with power shower over and glass shower screen, vanity unit, low level WC, stainless steel heated towel rail, tiled to principal areas, spot lights, vinyl flooring, obscure double glazed window to side aspect.

GARDEN : Southerly facing garden, decked area, partly laid to lawn with patio area, mature shrub borders, electric sockets and outside tap.

GARAGE 17' 5" x 11' 11" Narrowing to 8' 2" (5.33m x 3.64m) Electric up and over door, power, glazed door leading to garden.

GROUND FLOOR

1ST FLOOR



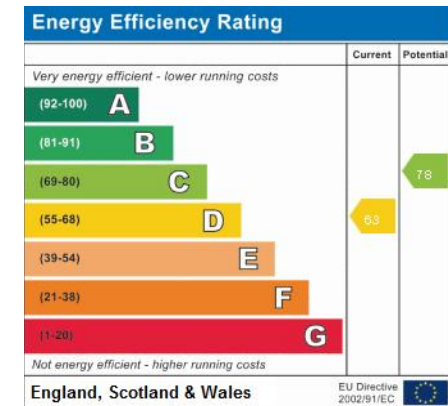
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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



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