

GUIDE PRICE

£370,000 - £380,000

8 Mallard Gardens

Peel Common, Gosport, Hampshire, PO13 0RD

Situated in a sought-after pocket of the Peel Common Estate, this beautifully presented detached family home offers a superb living space. The property features a generous wrap-around lounge/kitchen/diner, with patio doors leading to a spacious conservatory and an attractive south westerly facing garden beyond. Internally, the accommodation includes a convenient cloakroom, three well-proportioned bedrooms, and a modern family bathroom. This property benefits from access to the garage via the garden which is fitted with an electric roller door. Additionally a recently installed summer house also with power comes with the property, ideal for use as a home office or leisure space.





Entrance Hallway

Ground Floor Cloakroom

Lounge 17'5" x 12' (5.3m x 3.66m)

Conservatory 15'6" x 10' (4.72m x 3.05m)

Dining Room 10'9" x 8' (3.28m x 2.44m)

Garden Room / Study 9' x 8'6" (2.74m x 2.6m)

Kitchen 10'2" x 9'1" (3.1m x 2.77m)

Stairs & Landing:

Bedroom One 11'7" x 11'7" (3.53m x 3.53m)

Bedroom Two 11'1" x 8'9" (3.38m x 2.67m)

Bedroom Three 8'2" x 6'9" (2.5m x 2.06m)

Bathroom

Garage



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

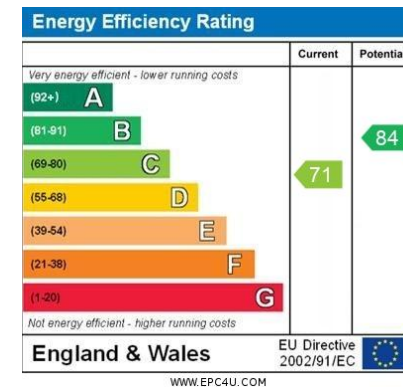
Freehold

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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