



Guide Price £385,000

Dandelion Close, Gosport PO13 0PN

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.
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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HIGHLIGHTS

- THREE BEDROOM DETACHED HOUSE
- DOUBLE GLAZING
- 24FT LOUNGE/DINER
- 15FT KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DRIVEWAY & GARAGE
- CUL DE SAC LOCATION
- SUNNY ASPECT GARDEN
- EN SUITE TO MASTER BEDROOM
- THERMOSTATIC ELECTRIC RADIATORS

****Guide Price £385,000 - £395,000****

Bernards is pleased to present this beautifully maintained three-bedroom detached house situated in the tranquil Dandelion Close, Gosport. This property is ideally located on the outskirts of the town, making it perfect for commuters seeking a peaceful retreat while remaining conveniently close to transport links.

Upon entering the home, you will appreciate the modern features and thoughtful design. The ground floor boasts a contemporary fitted kitchen, complete with integrated appliances, which flows seamlessly into a separate utility room. The spacious lounge is a highlight of the property, featuring elegant French doors that open directly onto the secluded well-kept rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space.

As you ascend to the first floor, you will find three

generously sized bedrooms. The master bedroom benefits from an en suite bathroom, providing a private sanctuary for relaxation. Additionally, there is a family bathroom that serves the other two bedrooms, ensuring ample facilities for family living.

Outside, the property offers a front driveway and a garage equipped with an electric door, light and power, providing both convenience and additional storage options. The rear garden is a delightful feature, well-maintained and enjoying a sunny aspect, perfect for outdoor entertaining or simply unwinding in the fresh air.

Located in a quiet cul-de-sac, this home offers a serene environment while still being within easy reach of local amenities. This property is an excellent opportunity for families or professionals looking for a comfortable and stylish home in Gosport. We invite you to view this charming residence and discover all it has to offer.



97 High Street, Gosport, PO12 1DS
t: 02392 004660



Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
KITCHEN/BREAKFAST ROOM
15'9 x 9'4 (4.80m x 2.84m)

LOUNGE/DINER
24'1 x 11'1 (7.34m x 3.38m)

UTILITY ROOM
8'1 x 7'10 (2.46m x 2.39m)

LANDING
BEDROOM ONE
12'9 x 11'4 (3.89m x 3.45m)

EN SUITE
8'7 x 7'11 (2.62m x 2.41m)

BEDROOM TWO
11'3 x 10'8 (3.35m x 3.25m)

BEDROOM THREE
9'4 x 7'6 (2.84m x 2.29m)

BATHROOM
OUTSIDE
DRIVEWAY

GARAGE
17'8 x 12'8 (5.38m x 3.86m)
With electric door.

ENCLOSED REAR GARDEN

AGENTS NOTES
The property has cavity wall insulation and loft is partially boarded.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please

call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

OFFER CHECK
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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