

Asking Price £600,000

Diana Close, Gosport PO12 2RJ

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## HIGHLIGHTS



The internal fixtures and fittings are all of extremely high quality and the property has the WOW factor throughout!

The property is set back within the grounds and a driveway with room for several cars leads to the detached garage.

The front entrance leads into the hallway containing the stairs and to the front of the property are 2 of the bedrooms, which are both doubles. The contemporary family bathroom

comprises a 'P' Shaped bath with shower and curved glass screen, WC and wash hand basin with built in vanity unit, the high end look is completed with large tiles. A further ground floor bedroom overlooks the secluded grounds.

The kitchen breakfast room has a glass roof lantern which floods the room with light and is fitted with a range of pale grey base and wall units, with granite work surfaces, integral double oven and microwave

and a central island containing a 5 ring gas hob which is perfect for entertaining. There is space for an American style fridge freezer and tumble dryer and plumbing for a washing machine. Bi fold doors lead out to the gardens and patio area.

Completing the ground floor accommodation is a living room with neutral decor and feature fireplace leading through to the dining room with double doors again leading out to the wonderful gardens.

Upstairs is the 'principle' bedroom suite with its ensuite with enclosed shower, WC and wash hand basin. The unique 'Apex' glass windows give this space a 'boutique hotel feel'

This home is in the catchment for several good schools and is well placed for both the town and nearby Stokes Bay.

Call today to arrange a viewing

02392 004660

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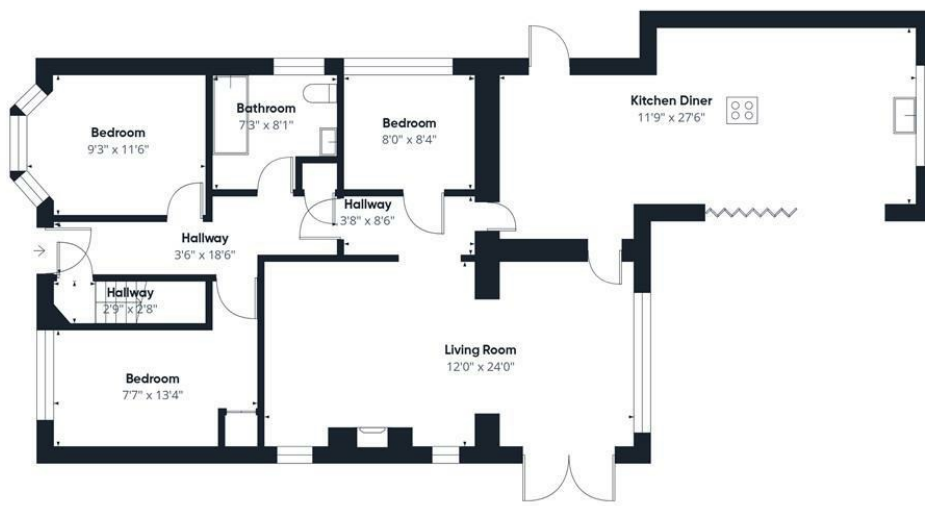


# PROPERTY INFORMATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	85
England & Wales	EU Directive 2002/91/EC	

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1303 ft<sup>2</sup>

Reduced headroom  
96 ft<sup>2</sup>

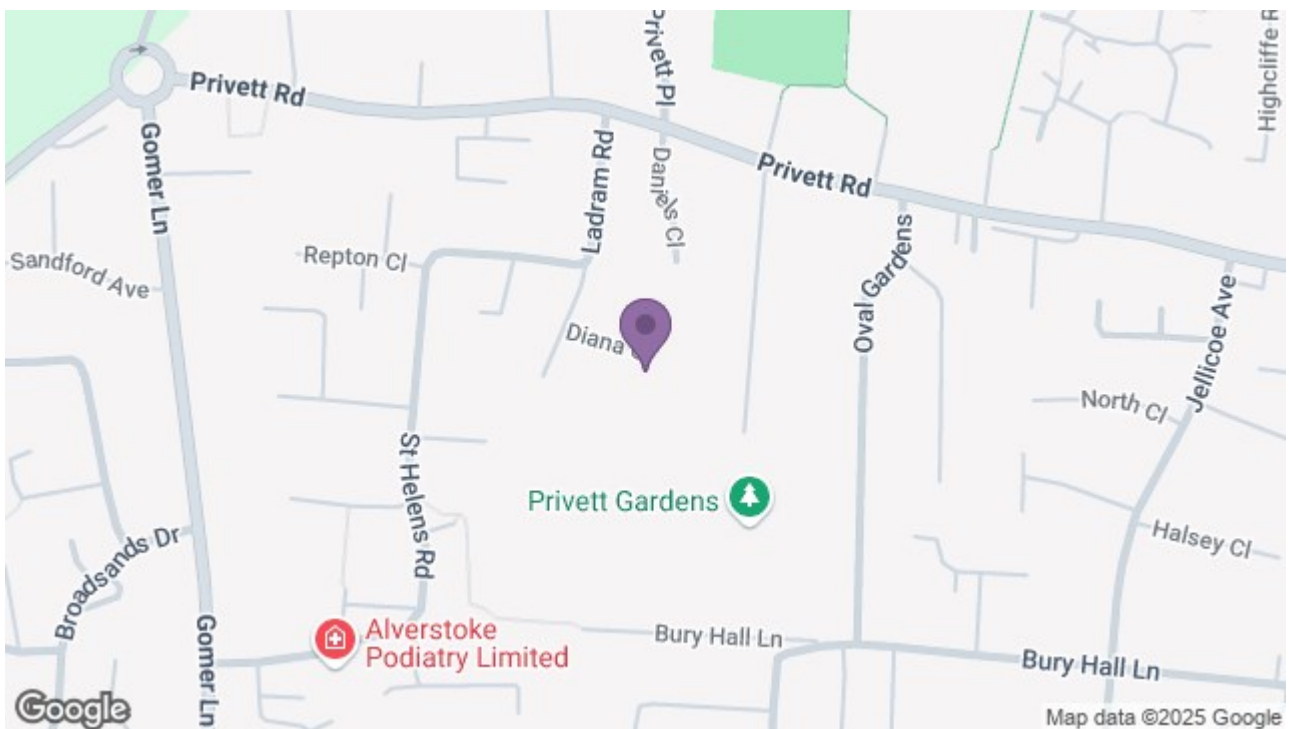
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

