



**Gale Moor Avenue, Gosport PO12 2SZ**



**welcome to**

## **Gale Moor Avenue, Gosport**

Fox & Sons Gosport are delighted to welcome to the market this well presented FOUR bedroom DETACHED house, situated in the popular GOMER area. This property is within close proximity to Stokes Bay, Stanley Park & Bay House, Gomer Infant & Junior Schools.

### **Entrance Hall**

UPVC double glazed door to front, inner door leading to:

### **Lounge**

14' 1" x 13' 2" ( 4.29m x 4.01m )

UPVC triple glazed window to front, radiator, bespoke staircase with glass banister, built in storage and seating area

### **Kitchen/diner**

22' 4" x 10' ( 6.81m x 3.05m )

Fitted kitchen with matching wall and base units, stainless steel sink and drainer unit, integral double oven with gas hob and extractor fan, plumbing for dishwasher, radiator, breakfast bar

### **Utility**

9' 10" x 8' 1" ( 3.00m x 2.46m )

UPVC double glazed door to side, base units, plumbing for washing machine, space for tumble dryer and fridge freezer

### **Conservatory**

16' 1" max x 13' 11" max ( 4.90m max x 4.24m max )

UPVC double glazed french doors leading to rear garden

### **Study**

UPVC double glazed window to rear, access to shower room:

### **Shower Room**

UPVC double glazed window to side, shower cubical, W/C, vanity wash hand basin,

### **Landing**

Access to loft

### **Bedroom One**

14' 1" MAX x 10' 2" MAX ( 4.29m MAX x 3.10m MAX )

UPVC triple glazed window to front, Fitted triple wardrobe, radiator

### **Bedroom Two**

13' 5" x 8' 1" ( 4.09m x 2.46m )

UPVC triple glazed window to rear, radiator

### **Bedroom Three**

10' 6" x 9' 2" ( 3.20m x 2.79m )

UPVC triple glazed window to front, fitted double cupboard, radiator

### **Bedroom Four**

10' 11" x 6' 7" ( 3.33m x 2.01m )

UPVC triple glazed window to rear, radiator

### **Bathroom**

UPVC triple glazed window to rear, bath with mixer taps and overhead shower, wash hand basin, W/C, heated towel rail, de-misting mirror

### **Rear Garden**

South facing with decking area, outside water tap, lawn and paved path with flower beds. enclosed to perimeters and side access





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## Gale Moor Avenue, Gosport

- Four Bedroom Detached Family Home
- Large Driveway For Several Cars
- Downstairs Wet Room & Utility Room
- Highly Requested Location Closeby To Stokes Bay
- Separate Study/Office Space

Tenure: Freehold EPC Rating: D

**£435,000**



Total floor area 131.2 sq.m. (1,413 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
GOS109270 - 0004

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fox & sons



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