



Brockhurst Road, Gosport PO12 3DG

welcome to

Brockhurst Road, Gosport

-- An EXTENDED Three/Four Bedroom DETACHED Family Home With NO ONWARD CHAIN, Double Garage & Off Street Parking, An Outbuilding In The Garden & Plenty More -- BOOK YOUR VIEWING TODAY

Entrance Porch

Double glazed doors, Original stained glass windows.

Entrance Hall

Front door, radiator, stairs, understairs cupboard.

Study

9' 1" max x 4' 9" max (2.77m max x 1.45m max)
Double glazed window, radiator, built in storage cupboards.

Lounge

18' 2" max x 11' 11" max (5.54m max x 3.63m max)
Double glazed bay window, feature diamond shaped stained glass window, radiator, fireplace.

Bedroom 4 / Reception Room

11' 10" max x 8' 8" max (3.61m max x 2.64m max)
Double glazed window, radiator, fireplace.

Dining Room

11' 3" max x 10' 5" max (3.43m max x 3.17m max)
Two double glazed windows, log burning stove, radiator, stained glass windows, open to:

Kitchen / Breakfast Room

23' 6" max x 12' 5" max (7.16m max x 3.78m max)
Double glazed window and doors, fitted kitchen with matching wall and base units, stainless steel sink and drainer, work surfaces, tiling, integral fridge/freezer, integral washing machine, integral dishwasher, cooker hood, extractor fan, radiator, range cooker to stay.

First Floor Landing

Generous sized double glazed stained glass window, cupboard, radiator, loft access.

Bedroom One

13' 5" max x 11' 10" max (4.09m max x 3.61m max)
Dual aspect with two double glazed windows, radiator, door to:

En - Suite Shower Room

Double glazed window, shower cubicle, wash hand basin, WC, heated towel rail, tiled, extractor fan.

Bedroom Two

18' 5" max x 11' 11" max (5.61m max x 3.63m max)
Dual aspect with double glazed bay window, double glazed window, radiator, fireplace.

Bedroom Three

11' 2" max x 10' 6" max (3.40m max x 3.20m max)
Double glazed window, radiator, corner fireplace.

Bathroom

Double glazed window, bath with shower above, heated towel rail, vanity wash hand basin, WC, tiling, extractor fan.





Garden

To the front there is a paved front garden with pea shingle borders.

To the rear the garden is a paved patio area and artificial lawn section. Slatted wood feature to one wall, with remote control discreet lighting. There are raised flower beds and rectangular pond with remotely controlled waterfall feature. There is fire pit with fixed seating area surrounding it. The seating area has discreet lighting underneath. (A table and chairs can cover the fire pit in summer months making it perfect for outdoor eating.

The Outbuilding

Currently utilised as a pub, but would make an ideal Office or Hair Dressing Salon. Double glazed windows and doors, sky lantern, log burning stove, power, light, fully insulated, fixed rustic feature bar area made from reclaimed wood, scaffolding and corrugated metal.



Double Garage

16' 7" max x 16' 3" max (5.05m max x 4.95m max)
Plaster boarded and painted throughout. Smooth white flooring. Electric roller shutter door, double glazed door and sky lantern, power and lighting. Fixed storage shelves and workbenches.

Side Of The Property

There is a dedicated area for 4 refuse bins and a permanent large wooden log store. Also other space currently used for 2 small garden tool storage sheds.



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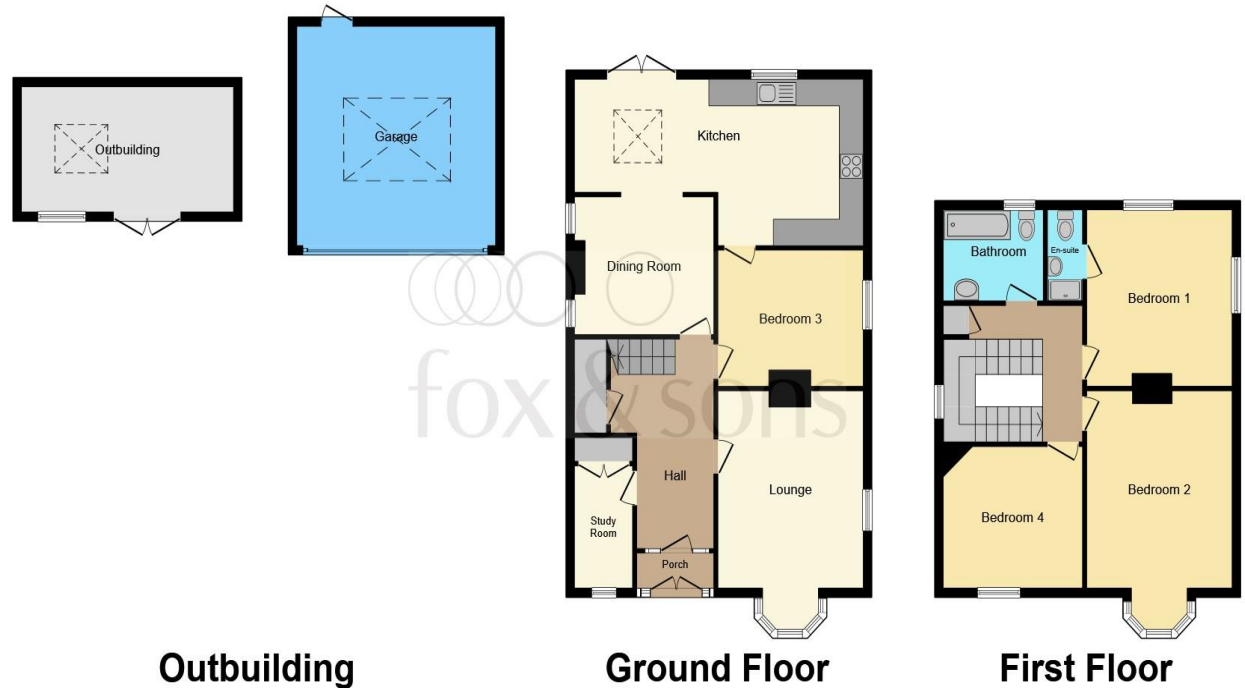
Brockhurst Road, Gosport

- Extended Three/Four Bedroom House
- Double Garage & Off Street Parking To Rear
- Outbuilding (Currently a Pub) With Log Burning Stove
- No Onward Chain
- Spacious Accommodation

Tenure: Freehold EPC Rating: D

offers over

£450,000



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:
GOS111004 - 0009

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fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk