



**Village Road, Gosport PO12 2LG**



**welcome to**

## **Village Road, Gosport**

\*\* Exceptional Four Bedroom Family Home with Alverstoke \*\* Spacious Open Plan Kitchen Living \*\* Walking Distance to Stokes Bay Beach \*\* Lovely Rear Garden & Driveway Parking \*\* Family Bathroom & En-Suite To Bedroom 1 \*\* Good School Catchment \*\* Home Office In The Garden - Ideal for Homeworkers! \*\*

### **Entrance Porch**

Composite front door, coat storage area.

### **Entrance Hall**

Front door, radiator, double glazed window to side, stairs to first and second floor, understair storage cupboard.

### **Lounge**

15' 2" max x 11' 11" max ( 4.62m max x 3.63m max )  
Double glazed window to front with shutters, open fireplace, upright radiator.

### **Kitchen / Family Room**

21' 3" max x 17' 4" max ( 6.48m max x 5.28m max )  
Double glazed windows to rear and side, double glazed doors to garden, two radiators, fitted kitchen with matching wall and base units, integral "Bosch" fridge freezer, induction hob and "Hotpoint" oven, feature island with inset Butler sink, Quartz work surfaces, central heating boiler enclosed in a cupboard.

### **On The First Floor:**

### **Bedroom 2**

15' 5" max x 11' 1" max ( 4.70m max x 3.38m max )  
Double glazed window to front, radiator.

### **Bedroom 3**

9' 9" max x 8' max ( 2.97m max x 2.44m max )  
Double glazed window to rear, radiator, understairs cupboard.

### **Bedroom 4**

8' 1" max x 7' 1" max ( 2.46m max x 2.16m max )  
Double glazed window to rear, radiator.

### **Bathroom**

Double glazed window to front, bath with shower above, wash hand basin, WC, tiling, extractor fan, radiator with attached towel rail.





## On The Second Floor

### Bedroom 1

21' 4" max x 13' 4" max ( 6.50m max x 4.06m max )

Windows and two roof windows, two radiators, storage cupboards.

### En-Suite

WC, wash hand basin and separate shower cubicle.

### Outside

To the front there is a driveway for off road parking, a lawned area and raised flower beds. There are locked double gates leading to the Garage/Workshop and rear garden.

The rear garden is well-established and benefits from mature shrubs & trees, a lawned area, stoned section, decked seating area and much more. There is also a fully insulated log cabin which the vendors use to work from home.



***view this property online*** [fox-and-sons.co.uk/Property/GOS112503](https://fox-and-sons.co.uk/Property/GOS112503)



welcome to

## Village Road, Gosport

- Exceptional Four Bedroom Family Home with Alverstoke
- Spacious Open Plan Kitchen Living
- Walking Distance to Stokes Bay Beach
- Lovely Rear Garden & Driveway Parking
- Family Bathroom & En-Suite To Bedroom 1

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£500,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/GOS112503](http://fox-and-sons.co.uk/Property/GOS112503)



Property Ref:  
GOS112503 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**023 9250 3733**



[Gosport@fox-and-sons.co.uk](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12 1BX



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**