

Brodrick Avenue, Alverstoke,  
Gosport, Hampshire, PO12 2EN

£895,000



Detached Residence With Extended  
Accommodation

Feature Kitchen / Lounge / Dining Room

Ground Floor Bedroom 5 / Study

Separate Utility Room

South Facing Rear Garden

Four / Five Bedrooms

Separate Family Room

Two Bathrooms & Ground Floor Cloakroom

Desirable Residential Location Near To  
Alverstoke Village & Stokes Bay

Double Gated Driveway

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Entrance Vestible	8'3" (2.51m) x 5'0" (1.52m) Georgian style windows with double glazed inserts and glass roof, radiator.
Entrance Hall	23'0" (7.01m) x 4'7" (1.4m) Radiator, coved ceiling, stairs to first floor, French doors to main lounge/kitchen/dining room.
Cloakroom	6'2" (1.88m) x 3'9" (1.14m) White suite of low level W.C., pedestal hand basin, dado rail, chrome heated towel rail.
Lounge / Kitchen / Dining Room	<p>29'0" (8.84m) x 16'4" (4.98m) widening to 19'2" (5.84m), PVCu double glazed French doors to garden, radiator, fire surround with marble hearth, fitted cupboards, shelving to side of chimney breast, picture rail, coved ceiling.</p> <p>Kitchen / Dining Area  1½ bowl stainless steel sink unit, wide range of wall and base cupboards with granite worktop over, central island with breakfast bar, built in oven and oven/microwave, 5 ring gas hob with cooker extractor canopy over, integrated dishwasher, integrated tall double door fridge/freezer, wine cooler, 2 velux windows, vaulted ceiling with glass wall to gable, timber flooring, bi-fold doors to garden.</p>
Utility Room	8'0" (2.44m) x 8'0" (2.44m) With butler sink, wall and base units with timber worksurface over, tiled splashbacks, plumbing for washing machine and recess for dryer, coved ceiling, door to garage.
Family Room	24'1" (7.34m) x 9'8" (2.95m) PVCu double glazed French doors, 3 PVCu double glazed windows, radiator, coved ceiling.
Study / Bedroom 5	14'7" (4.45m) Into Bay x 12'10" (3.91m) PVCu bay double glazed window, fireplace with tiled inset, double radiator, coved ceiling, picture rail, plate rack.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder, seating area with 4 PVCu double glazed window, radiator, built in cupboard with wall mounted Vaillant gas central heating boiler coved ceiling.
Separate W.C.	White suite of low level W.C., hand basin, radiator, PVCu double glazed window, ½ height timber panelling.
Master Bedroom	22'0" (6.71m) x 11'9" (3.58m) narrowing to 8'1" (2.46m), PVCu double glazed windows, radiator, coved ceiling.
En-Suite Bathroom	9'8" (2.95m) x 6'3" (1.91m) Roll top claw foot bath, shower cubicle, pedestal hand basin, PVCu double glazed window, radiator.
Bedroom 2	15'0" (4.57m) x 12'1" (3.68m) PVCu double glazed window, built in cupboard, fireplace, picture rail, radiator.



### Bedroom 3

13'11" (4.24m) x 9'11" (3.02m) PVCu double glazed bow window, radiator, built in cabin bed with timber staircase, under bed study area, coved ceiling, built in shelved cupboard.

### Bedroom 4

11'6" (3.51m) x 8'0" (2.44m) PVCu double glazed window, radiator, coved ceiling.

### Family Bathroom

11'10" (3.61m) x 8'4" (2.54m) Claw foot bath with antique style mixer tap and shower attachment, separate shower cubicle, pedestal hand basin, low level W.C., bidet, radiator, PVCu double glazed window with California shutters, laminate flooring, dado rail, wall panelling.

### OUTSIDE

#### Front Garden

Double entrance shingle driveway.

#### Garage

17'9" (5.41m) x 14'0" (4.27m) Cantilever door.

#### Rear Garden

With lawn, concreted patio, mature flower and shrub borders, raised decking area, patio, coved BBQ area with pizza oven, built in summer room, timber shed.

#### Services

We understand that this property is connected to mains gas, electric, water and sewage.

#### Tenure

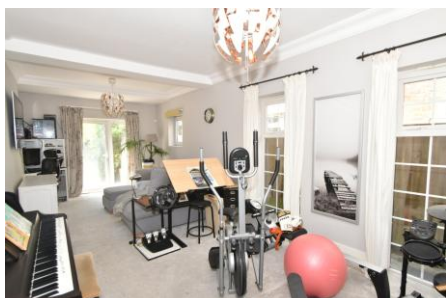
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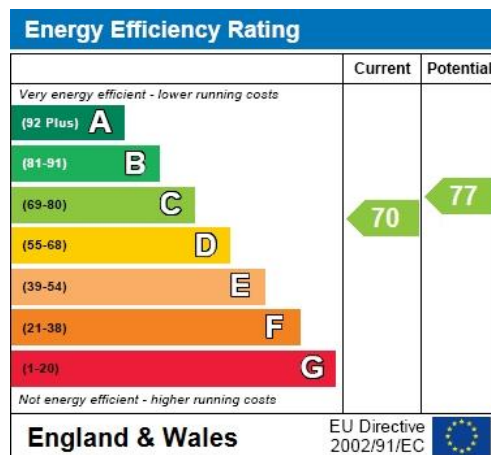
#### Council Tax

Band F.

#### Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>





Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.