

Britannia Way, Priddy's Hard,
Gosport, Hampshire, PO12 4FZ

£625,000



Ideal Family Home

Twin Aspect Lounge

Kitchen / Family Room

Two En-Suite Shower Rooms & Main
Bathroom

Mature South Westerly Facing Rear
Garden

Five Double Bedrooms

Separate Dining Room

Ground Floor Cloakroom

35'6 Long Tandem Garage

7kw Car Charging Point

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An ideal and substantial family home originally constructed by Bovis House Builders and located on the edge of the Priddys Hard development with a pleasant and partly walled mature south westerly facing rear garden. The property has 5 bedrooms along with 2 en-suites and family bathroom. The modern kitchen which is connected to the dining room by double French doors, has a variety of fitted appliances including a NEFF induction hob and extractor, NEFF combination double self cleaning oven and microwave and a Miele dishwasher and Bosch washing machine.

Viewing of the property is by appointment.



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Entrance Hall	Front door with double glazed panel, tall standing radiator, coved ceiling, stairs to first floor with spindled balustrade, LVT flooring.
Cloakroom	With pedestal hand basin, low level W.C., radiator, 1/2 tiled walls, extractor fan, LVT flooring.
Lounge	20'8" (6.3m) x 10'8" (3.25m) Twin aspect room with 2 PVCu double glazed windows and French doors to garden, stone fireplace with inset gas fire, coved ceiling, 2 radiators.
Dining Room	11'11" (3.63m) x 10'8" (3.25m) Max 2 PVCu double glazed windows, 2 radiators, coved ceiling, Georgian style glaze French doors to:
Kitchen / Family Room	16'11" (5.16m) Max x 12'2" (3.71m) Fully fitted kitchen with single drainer stainless steel sink unit, wall and base units with worksurface over, built in NEFF combined self cleaning oven and microwave, NEFF induction hob and extractor, integrated Miele dishwasher, Bosch washing machine, recess for fridge/freezer, radiator, 3 PVCu double glazed window and door to garden, timber flooring.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, stairs to 2nd floor.
Bedroom 1	10'8" (3.25m) x 12'1" (3.68m) To Wardrobe 2 PVCu double glazed windows, 2 built in wardrobes, 2 radiators.
En-Suite Shower Room	With shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, tiled walls.
Bedroom 2	10'11" (3.33m) x 9'10" (3m) To Wardrobe PVCu double glazed window, radiator, fitted wardrobes.
En-Suite Shower Room	With shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, ceramic tiled floor.
Bedroom 3	10'11" (3.33m) x 8'3" (2.51m) 2 PVCu double glazed windows, built in wardrobe, radiator.
Family Bathroom	7'5" (2.26m) x 5'11" (1.8m) Panelled bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., radiator, tiled walls, PVCu double glazed window.
ON THE 2ND FLOOR	
Landing	With velux window, large walk in storage cupboard.
BEDROOM 4	13'6" (4.11m) x 18'1" (5.51m) Max L Shaped, Twin aspect room with PVCu double glazed window and velux window, 2 radiators.
Bedroom 5	18'1" (5.51m) x 11'0" (3.35m) Twin aspect room, PVCu double glazed window, velux window, 2 radiators.

OUTSIDE

Front Garden

With lawn and mature flower and shrub borders, block paved driveway for several cars.

Tandem Garage

13'6" (4.11m) x 9'10" (3m) Electric cantilever door, PVCu double glazed personal door to garden, wall mounted Vaillant gas central heating boiler which is 1 year old and still under guarantee.

Rear Garden

With part brick wall boundary, patio, lawn, large decking area, mature flower and shrub borders.

Services

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

Tenure

Freehold.

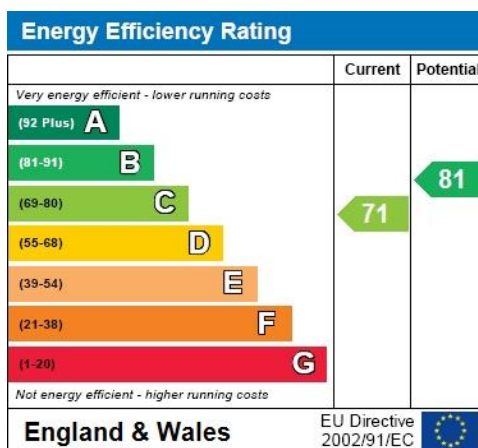
Council Tax

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:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.