This beautifully presented, light and airy three bedroom detached house is situated in a delightful area of Gosport and benefits from a deceptively large plot with additional area to the side of the house providing a multitude of benefits. The house also has the advantage of en suite facilities to the master bedroom.

The Accommodation Comprises Front door to:

Entrance Hall

UPVC double glazed windows to front elevation, stairs to first floor.

Lounge/ Diner 22' 5" x 11' 1" (6.83m x 3.38m) plus bay

UPVC double glazed bay window to front elevation, UPVC double glazed double opening doors to rear garden, modern flame-effect electric fireplace, Dimplex electric heater.

Kitchen/ Breakfast Room 15' 8" x 9' 2" (4.77m x 2.79m)

Fitted with modern base and eye level units, worktop, sink unit with mixer tap, electric oven, induction hob (installed in 2024) with extractor hood over, dishwasher, breakfast bar, storage cupboard, inset spotlighting, Dimplex electric heater, UPVC double glazed window to rear elevation, door to:

Utility Room 8' 0" x 7' 9" (2.44m x 2.36m)

UPVC double glazed window to rear elevation, sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, door to rear garden.

First Floor Landing

Access to loft space which is boarded, with a ladder.

Bedroom One 11' 7" x 11' 3" (3.53m x 3.43m) plus bay

UPVC double glazed bay window to front elevation, built in wardrobes, Dimplex electric heater, door to:

En Suite 8' 6'' x 6' 11'' (2.59m x 2.11m)

UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, double shower cubicle with electric shower, tiling to wall, ladder style electric radiator.

Bedroom Two 10' 7" x 9' 3" (3.22m x 2.82m)

UPVC double glazed window to rear elevation, built in wardrobes, Dimplex electric heater.

Bedroom Three 9' 3" x 7' 5" (2.82m x 2.26m) UPVC double glazed window to rear elevation, Dimplex electric heater.

Bathroom 7' 2" x 5' 11" (2.18m x 1.80m)

UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, bath with mixer tap and shower over, tiling to wall, ladder style electric radiator.

Outside

The front is laid to slate chipping with path to front door, driveway, garage with power and light connected, electric vehicular door and courtesy door to rear garden. The rear garden is laid to lawn with established borders, patio area and gate providing access to an additional side garden which us also said to lawn and enclosed by hedging.

Agent's Note

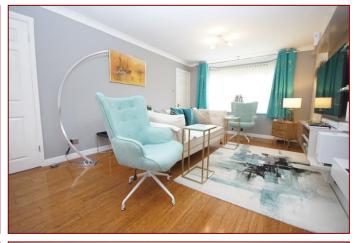
All contents available by separate negotiaton.















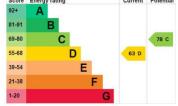












Tenure: Freehold

Council Tax Band: D

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property. **Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.





£395,000 Dandelion Close, Gosport, PO13 0PN

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

Fenwicks – Gosport Office: 02392 529 889 www.fenwicks-estates.co.uk