

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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£395,000

Dandelion Close, Gosport, PO13 0PN

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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