

Stunning detached family home having been tastefully modernised and improved by the current owners situated in a popular location, briefly comprising, three bedrooms, stunning four piece family bathroom, modern fitted kitchen, low maintenance rear garden, parking to front with garage.

The Accommodation Comprises:
Composite front door to:

Entrance Porch
UPVC double glazed window to side elevation, inset spotlights, door to:

Lounge 23' 0" x 10' 7" (7.01m x 3.22m)
UPVC double glazed window to front elevation, inset spotlights, gas fire, radiator opening to:

Kitchen/ Dining Area 19' 0" x 7' 8" (5.79m x 2.34m)

Dining Area
UPVC double glazed patio doors with side glazed panels to rear garden, space for table and chairs, radiator, opening to:

Kitchen
Two UPVC double glazed windows to rear elevation, modern fitted kitchen with a range of base cupboards and matching eye level units, one and a half bowl stainless still sink unit with mixer tap, work surface over, splashback, integrated double electric oven, electric hob with extractor hood over, space and plumbing for washing machine and dishwasher, integrated fridge/ freezer.

Lobby
Lobby Stairs to first floor, door to garage, under stairs cupboard, radiator.

First Floor Landing
Access to to loft space.

Bedroom One 13' 7" x 10' 11" (4.14m x 3.32m)
UPVC double glazed Window to front elevation, built-in wardrobe, radiator.

Bedroom Two 10' 10" x 10' 8" (3.30m x 3.25m)
UPVC double glazed Window to rear elevation, radiator.

Bedroom Three 10' 7" x 7' 11" (3.22m x 2.41m)
UPVC double glazed Window to front elevation, radiator.

Bathroom 7' 10" x 7' 6" (2.39m x 2.28m)
Two obscured UPVC double glazed windows to rear elevation, inset spotlighting, chrome ladder style radiator, shower cubicle with mains shower and rainfall shower head, wash hand basin set in vanity unit with mixer tap, low level WC with concealed cistern, tiled walls and floor, extractor fan.

Outside
The rear Garden is enclosed by panelled fencing, mainly laid to lawn with mature shrubs and trees to borders, patio area, two sheds, gate providing side pedestrian access, outside power point, outside tap, log cabin. To the front there is a driveway providing off road parking, an area laid to lawn.

Garage 16' 9" x 8' 0" (5.10m x 2.44m)
Up and over door light and power, wall mounted Ideal combination boiler.

General Information
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply – Mains
Sewerage - Mains sewerage
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: C

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DRAFT DETAILS

£375,000
Broadsands Drive, Gomer, Gosport, PO12 2TJ

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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