

A spacious THREE bedroom detached bungalow overlooking well maintained gardens and positioned in a sought after location. The property benefits from a good sized enclosed rear garden, open plan lounge/dining room, bathroom, kitchen and garage in block  
\* NO ONWARD CHAIN \*

**The Accommodation Comprises:**

UPVC double glazed front door with obscured glazed side panel to:

**Entrance Porch**

Coving to ceiling, UPVC double glazed door providing access to rear garden, radiator, solid wood glazed door to:

**Entrance Hall**

Cupboard housing alarm system, gas meter and consumer unit, additional cupboard housing hot water tank and shelving.

**Kitchen 9' 2" x 7' 6" (2.79m x 2.28m)**

Coving to ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, drawer units, roll top work surfaces, one and a half bowl sink unit with mixer tap, space for fridge/freezer, space and plumbing for washing machine and dishwasher, integrated gas oven, integrated gas hob with extractor hood over, under unit lighting.

**Dining Area 9' 0" x 7' 10" (2.74m x 2.39m)**

Coving to ceiling, UPVC double glazed bay window to front elevation, serving hatch to kitchen, radiator, opening to:

**Extended Lounge 16' 5" x 15' 7" (5.00m x 4.75m)**

UPVC double glazed patio doors to rear garden, obscured UPVC double glazed window to side elevation, two radiators, living flame gas fireplace with stone surround, glazed door to:

**Inner Hall**

Access to loft space which is partially boarded with a light

**Bedroom One 12' 4" x 10' 5" (3.76m x 3.17m)**

Coving to ceiling, UPVC double glazed window to rear elevation, radiator, mirror fronted built-in wardrobe

**Bedroom Two 10' 5" x 8' 10" (3.17m x 2.69m)**

Coving to ceiling, UPVC double glazed bay window to front elevation, radiator.

**Bedroom Three 8' 4" x 7' 5" (2.54m x 2.26m)**

Coving to ceiling, UPVC double glazed window to side window, radiator

**Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)**

Coving to ceiling with inset spotlights, obscured UPVC double glazed window to side elevation, walk-in bath with mixer tap and newly installed Triton shower, close coupled WC, pedestal wash hand basin with tiled splashback, radiator

**Outside**

The property benefits from a low maintenance enclosed rear garden, primarily laid to shingle, with mature shrubs and trees to borders, storage shed, patio and path leading to pedestrian rear access, decking area (there is hard standing underneath the decking so potential for off-road parking).

To the front is a lawned garden, enclosed by hedging, with gravel area, and path leading to front door.

**Garage**

The garage is situated in a block to the right of the bungalow

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: TBC

Sewerage: Mains sewerage

For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

For Flood risk: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold  
Council Tax Band: D

Awaiting EPC

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£325,000

Kittiwake Close, Gosport, PO13 0RL

\*DRAFT DETAILS\*

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