

## £699,950

Monckton Road, Alverstoke, Gosport, PO12 2BG

**DRAFT DETAILS:** We are awaiting verification from the Vendor that these details are correct



- Distinctive & Substantial Detached House
- Lounge
- Formal Dining Room
- Kitchen/Breakfast Room
- Study
- Utility Room
- Five Bedrooms
- Three Bathrooms
- Extensive Garden & Courtyard Garden
- Tandem Garage & Block Paved Driveway

### Gosport Office

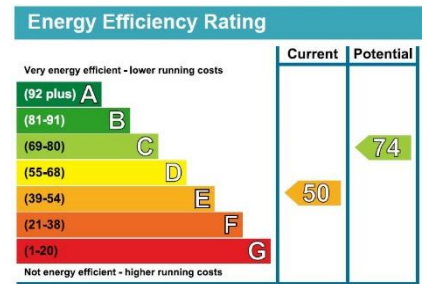
50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: [gospport1@fenwicks-estates.co.uk](mailto:gospport1@fenwicks-estates.co.uk)

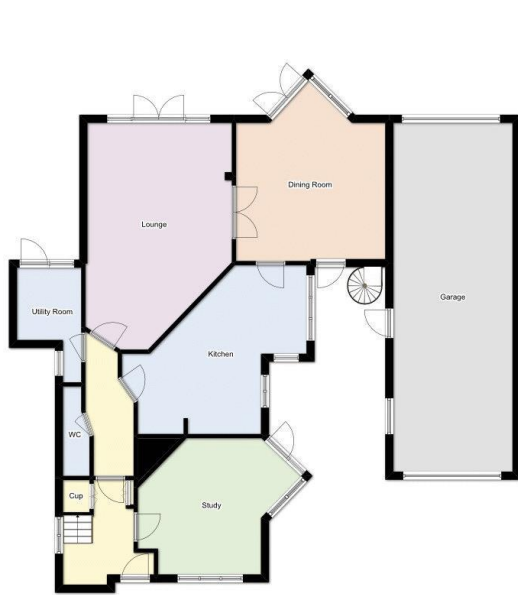
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Property Reference: G1248

Council Tax Band: F



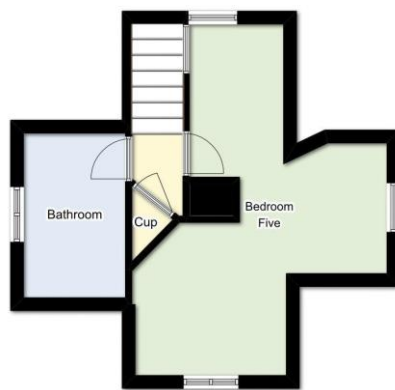
Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor



Second Floor

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A distinctive detached residence situated in a sought after location in Alverstoke, the property is within close proximity to the seafront and golf course. This substantial family home has been extended by the current owners to provide five double bedrooms, three reception rooms, kitchen/breakfast room, utility and three bathrooms. The rear garden is a particular feature to the home with an extensive lawn surrounded by mature trees, shrubs and flowerbeds. There is a pleasant courtyard almost to the centre of the property ideal for alfresco dining, overlooked by the first floor balcony along with a feature spiral stairway providing an alternative route to the first floor accommodation. A block paved driveway and tandem garage allow for ample off road parking. An internal viewing is recommended to appreciate the accommodation along with character and charm within this delightful home.



**Formal Dining Room:-**  
15' 0" x 13' 6" (4.57m x 4.11m) plus triangle bay

With feature UPVC double glazed windows and French style doors to the rear garden, further UPVC double glazed door to the courtyard, tiled flooring, radiator.

**The Accommodation Comprises:-**

Solid wood front door with semi circular window inset to:

**Entrance Hall:-**

Tiled flooring, radiator, UPVC double glazed window to side elevation, storage cupboard with shelving, under stairs storage cupboard, recess area for coat hooks and shoe cupboard below.

**Cloakroom:-**

Obscured UPVC double glazed window to the side elevation, close coupled WC, wash hand basin, storage cupboard, tiled flooring.

**Study:-**

13' 8" x 10' 4" (4.16m x 3.15m) irregular shape room

UPVC double glazed windows to the front elevation and UPVC double glazed window and door to the courtyard, radiator.

**Lounge:-**

22' 9" x 14' 6" (6.93m x 4.42m) irregular shape room

Oak wood flooring, UPVC double glazed windows and French style doors to rear garden, open fireplace with stone surround and hearth, radiator, double opening glazed doors to:



**Kitchen:-**  
16' 4" x 14' 0" (4.97m x 4.26m) irregular shape room

UPVC double glazed windows overlooking the courtyard and glazed door to the dining room. Fitted with a range of base cupboards and matching eye level units, solid wood worksurface, display unit with lighting, inset wine rack, one and half bowl single drainer sink unit with mixer tap, range style oven with extractor hood, recess for fridge/freezer, broom cupboard, cupboard housing boiler, radiator, tiled flooring.

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### Utility Room:-

7' 3" x 6' 5" (2.21m x 1.95m) plus door recess

UPVC double glazed windows and door to rear garden, butler sink, plumbing for washing machine.

### First Floor Landing:-

UPVC double glazed windows to side elevation, feature split staircase to second floor, two radiators, four storage cupboards, airing cupboard, UPVC double glazed window and door to the external spiral staircase.

### Bedroom One:-

16' 11" x 11' 4" (5.15m x 3.45m) irregular shape room

UPVC double glazed windows to the front and side elevations and door to balcony, built in wardrobe, radiator.



### Shower Room:-

9' 2" x 7' 0" (2.79m x 2.13m) maximum measurements

Obscured UPVC double glazed window to front and side elevations, close coupled W.C, wash hand basin set in vanity unit, shower cubicle with electric shower, ladder style radiator.

### Bedroom Two:-

14' 7" x 11' 7" (4.44m x 3.53m) maximum measurements, plus door recess

UPVC double glazed window to rear elevation, wash hand basin set in vanity unit, radiator.



### Bedroom Three:-

15' 0" x 10' 9" (4.57m x 3.27m) plus triangle bay

Feature UPVC double glazed windows to rear elevation overlooking the rear garden, radiator, tv aerial point.



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## Bedroom Four:-

14' 2" x 8' 4" (4.31m x 2.54m) irregular shape room

Feature full length UPVC double glazed window overlooking the rear garden and further UPVC double glazed window to the front elevation, radiator, TV aerial point.



## Family Bathroom:-

9' 5" x 6' 11" (2.87m x 2.11m) maximum measurements

Obscured UPVC double glazed window to side elevation, close coupled W.C, pedestal wash hand basin, spa style bath with mixer tap and shower attachment.

## Second Floor Landing:-

Built in storage cupboard.

## Bedroom Five:-

Restricted Headroom

An irregular shaped room with three UPVC double glazed windows, access to eaves storage, two electric storage heaters.



## Second Floor Bathroom:-

9' 10" x 6' 1" (2.99m x 1.85m) maximum measurements

Obscured UPVC double glazed window to the side elevation, close coupled W.C, pedestal wash hand basin, panelled bath with shower attachment.

## Outside:-

To the front of the property there is a block paved driveway providing ample off road parking, pathway to the front door, attractive garden and wrought iron gate provides access to the courtyard. The rear garden is extensive and primarily laid to lawn with an array of mature tree and shrubs, pergola, various patio areas, fish pond, outside light.



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## Tandem Garage:-

Up and over doors to front and rear, courtesy door to courtyard, power and light connected.

## Agents Note:-

The vendor of this property is related to an associate of Fenwicks Estate Agents.

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