# **GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, comission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.









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39 Gosport Road **Stubbington Fareham PO14 2AP** 

Price Guide £699,950 Freehold











A beautifully presented deceptive in size three double bedroom detached bungalow, completely modernised and imaginatively extended by the current owners within the last four years. The property is situated on a larger than average landscaped plot and boasts two outbuildings ideal for home office, annexe or Gym/bar etc. Internally the property has been re-wired, has replacement heating system including underfloor heating to the extension and has replacement double glazing throughout. Further improvements made include a WOW factor large kitchen/family room with patio doors onto the garden, En-Suite to the Master, and large cosmopolitan re-fitted family bathroom with freestanding bath tub and walk in double cubicle, and wood burner to the sitting room. The current owners have spared no expense remodelling this property with too many features to mention in this advert, and therefore an early internal viewing is essential to fully appreciate both the size and quality accommodation on offer.

#### **Front Door**

Into:

### **Entrance Hallway**

Skimmed ceiling, Oak flooring, access to storage cupboard, access to boiler/utility cupboard with plumbing for washing machine, window to side elevation, radiator and further designer vertical radiator.

### Sitting Room

17'3" x 12'7" (5.28 x 3.84)

A double pocket door opens to the sitting room with window to front elevation with wooden shutter, skimmed ceiling, fireplace with wood burner, Oak flooring, radiator.

# Open Plan Kitchen/Family Room

28'4" max x 24'3" max (8.65 max x 7.40 max)

A double pocket door opens to this WOW factor room with its vaulted ceiling and five Velux style roof windows, patio doors overlooking the rear garden, Oak flooring with under floor heating, Magnet range of fully fitted two tone wall and base units with Quartz (upstands) and Oak woodblock work tops, breakfast bar and seating area, full height utility storage with plumbing for washing machine and American style fridge/freezer, built in twin A.E.G ovens, induction hob and designer hood over, integrated dishwasher and space for drinks chiller, inset sink with mixer and instant boiling water tap.

# **Master Bedroom**

18'0" max x 14'11" max (5.49 max x 4.57 max)

Skimmed and vaulted ceiling, window to side elevation, patio doors overlooking rear garden, vertical radiator.

## **En-Suite Shower Room**

Skimmed ceiling, walk in double shower enclosure, vanity basin with storage below, W.C, porcelain flooring, heated towel rail.

### Bedroom 2

13'10" x 11'10" (4.22 x 3.61)

Skimmed ceiling, window to side elevation with wooden shutter, radiator.

# Bedroom 3

12'4" x 9'10" (3.77 x 3.01)

Skimmed ceiling, window to front elevation with wooden shutter, radiator.

# **Family Bathroom**

10'0" x 8'7" (3.07 x 2.64)

A beautifully re-fitted bathroom with freestanding bath tub and central filler, walk in double shower enclosure, vanity basin with storage below, porcelain flooring, heated towel radiator.

#### Outside

Enclosed by brick walling to the front and laid to decorative coloured gravel, offering off road parking for several vehicles.

A fully landscaped larger than average rear garden, separated into several designated area including raised vegetable beds, large composite decked patio, lawn and flower bed planted to a Mediterranean theme, various trees and raised garden pond, outside lighting and tap, large garden shed.

18'10" x 8'4" (5.76 x 2.56)

An insulated building with skimmed ceiling, window to rear elevation and French style doors with Oak flooring, power and light.

Potentially and due to the proximity to drains, subject to planning permissions there is also annexe potential.

22'0" x 13'0" (6.71 x 3.98)

Currently used as a games room/gym, power and light.



















