



£395,000

46 Rowner Lane

Bridgemary, Gosport, PO13 0ND

PROPERTY SUMMARY

A beautifully presented four-bedroom semi-detached family home offering generous and versatile living space throughout. The property features a spacious L-shaped lounge/diner, ideal for both relaxing and entertaining, complemented by a modern re-fitted kitchen finished to a high standard. A stylish re-fitted family bathroom serves the main bedrooms, while the fourth bedroom benefits from a shower en-suite, making it ideal for guests, older children or home working. Externally, the home truly comes into its own. The large rear garden has been thoughtfully designed to create an exceptional outdoor lifestyle space, including an outdoor games room and gym, perfect for work, fitness or leisure. A pergola and hot tub area provide the ideal setting for entertaining or unwinding all year round. This appealing home combines comfortable interiors with excellent outdoor facilities, making it an ideal choice for families or buyers looking for flexible living space.





ENTRANCE HALL

LOUNGE/DINING AREA 23' 6" x 18' 10" (7.16m x 5.74m) L shaped, maximum measurements, into bay window.

KITCHEN 17' 7" x 9' 10" (5.38m x 3m)

BEDROOM FOUR 13' 2" x 9' 10" (4.02m x 3.01m)

ENSUITE

UTILITY ROOM 12' 4" x 4' 7" (3.76m x 1.40m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 12' 11" x 10' 11" (3.96m x 3.33m)

BEDROOM TWO 11' 1" x 10' 11" (3.39m x 3.34m)

BEDROOM THREE 9' 8" x 7' 8" (2.97m x 2.35m)

BATHROOM

OUTSIDE

REAR ENCLOSED GARDEN

DRIVEWAY

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC to follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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