

Superbly appointed and beautifully presented five bedroom detached family home situated in the popular Priddys Hard area of Gosport and close to waterfront. This impressive home enjoys a delightful south westerly aspect enclosed rear garden with irrigation system and 35ft garage. An internal viewing is recommended to appreciate the accommodation.

The Accommodation Comprises:-

Glazed front door to:

Entrance Hall:-

Coved ceiling, stairs to first floor, radiator.

Cloakroom:-

Close coupled WC, pedestal wash hand basin, extractor fan, radiator.

Dining Room:- 11' 11" x 10' 8" (3.63m x 3.25m)

Two UPVC double glazed windows to front elevation, two radiators, double opening glazed doors to:

Kitchen/Breakfast Room:- 16' 11" x 12' 1" maximum measurement (5.15m x 3.68m)

Two UPVC double glazed windows to rear elevation, UPVC double glazed window to side elevation, UPVC double glazed door to rear garden, fitted with a range of base cupboards and matching eye level units, rolltop work surface, electric thermostatically controlled kickboard heater, stainless steel single drainer sink unit with mixer tap, integrated Miele dishwasher and Bosh washing machine, space for fridge/freezer, integrated Neff combination microwave/oven, electric induction hob with extractor fan hood over, radiator.

Lounge:- 20' 7" x 10' 8" (6.27m x 3.25m)

Coved ceiling, two UPVC double glazed windows to front elevation, UPVC double glazed window and double opening doors to rear garden, remote control gas fireplace, two radiators.

First Floor Landing:-

UPVC double glazed window to front elevation, stairs to second floor, radiator.

Bedroom One:- 12' 1" x 10' 8" (3.68m x 3.25m)

Two UPVC double glazed windows to front elevation, built-in wardrobes, two radiators, door to:

En Suite:- 6' 4" x 5' 10" plus door recess (1.93m x 1.78m)

Close coupled WC, pedestal wash hand basin, shower cubicle with mains shower and additional rainwater shower head, extractor fan, tiled walls, radiator.

Bedroom Two:- 10' 11" x 9' 11" (3.32m x 3.02m)

UPVC double glazed window to rear elevation, built-in wardrobes, radiator, door to:

En Suite:- 5' 4" maximum measurement x 5' 2" (1.62m x 1.57m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower (Ecocamel shower head) and additional rainwater shower head, radiator.

Family Bathroom:- 7' 6" x 5' 11" maximum measurement (2.28m x 1.80m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, paneled bath with mixer tap and hand shower attachment, tiled walls, radiator.

Bedroom Three:- 10' 11" x 8' 3" (3.32m x 2.51m)

Two UPVC double glazed windows to front elevation, built-in wardrobes, radiator.

Second Floor Landing:-

Velux window, study area, airing cupboard with electric radiator.

Bedroom Four:- 16' 9" x 13' 6" maximum measurement (5.10m x 4.11m)

UPVC double glazed window to front elevation, Velux window, two radiators.

Bedroom Five:- 16' 9" x 10' 11" (5.10m x 3.32m)

UPVC double glazed window to front elevation, Velux window, two radiators.

Outside:-

The rear garden is a delightful feature of the home, enclosed by brick wall and wooden fencing, and laid to lawn with mature trees and shrubs, irrigation system, side pedestrian access, block paving providing outdoor seating area, outside water tap, decking area.

To the front of the property there is a lawned garden with mature shrubs and trees, outside tap, electric car charging point, block paved driveway providing off road parking and path leading to front door and garage.

Garage contains a recently installed Vaillant combination boiler which can be remotely controlled via an app or hallway control. The boiler has been recently serviced by Vaillant and still in warranty.

General Information:-

Construction - Traditional

Water Supply - Portsmouth Water

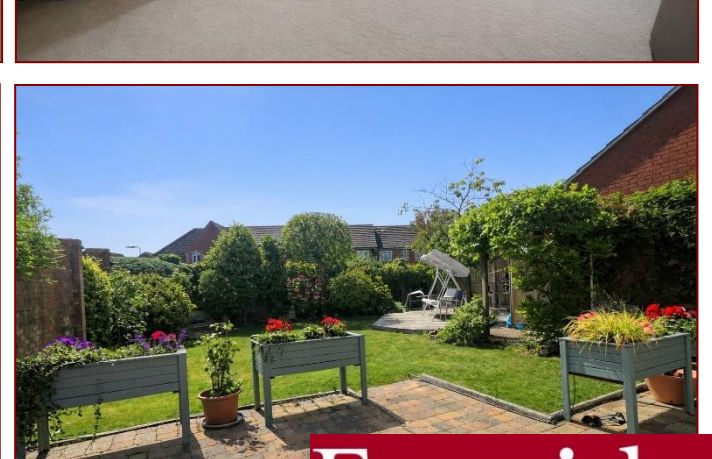
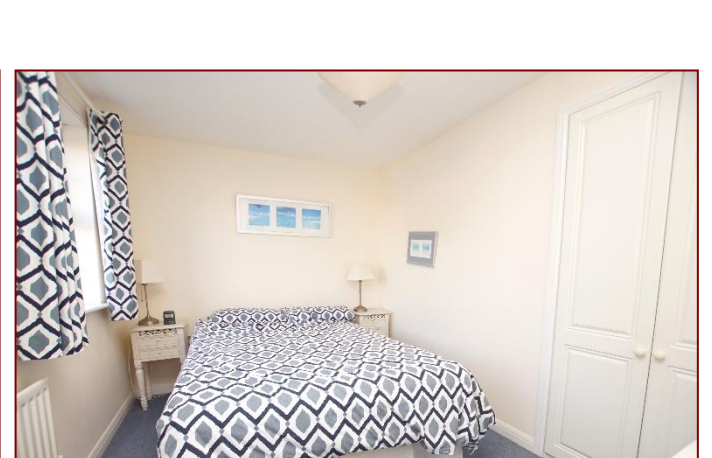
Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

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

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





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

Tenure: Freehold

Council Tax Band: F

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£595,000

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