

A superbly appointed and beautifully presented detached house which provides light and spacious living accommodation and benefits from views over the golf course, Solent & Isle of Wight. The accommodation has been modernised and updated by the current owners and boasts an impressive open plan kitchen/dining/family room with bi-folding doors to the generous size rear garden.

The Accommodation Comprises:
Composite glazed front door to:

Entrance Hallway

Part-vaulted ceiling with roof light, tiled flooring, radiator, stairs to First Floor with glass and oak balustrade, cupboard housing electric meter.

Shower Room

Recess storage area for hanging coats with radiator and tiled flooring, leading to door into shower room consisting of close coupled WC, shower cubicle with mains shower, extractor fan, tiled flooring, ladder-style radiator.

Lounge 23' 11" into bay x 12' 11" (7.28m into bay x 3.93m)

UPVC double glazed bow window to front elevation, part-vaulted ceiling with two roof lights, two radiators, coved ceiling.

Kitchen/Dining/Family Room 29' 11" x 12' 0" (9.11m x 3.65m)

UPVC double glazed windows to side and rear elevations, Aluminium glazed bi-folding doors to rear garden, coved ceiling, underfloor heating to dining area. The kitchen area is fitted with a modern range of base cupboards and matching eye level units, drawer units, work surface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated appliances double electric oven, washing machine, fridge/freezer and dishwasher, tiled flooring, hydronic plinth heaters.

First Floor Landing

Split level, storage cupboard with slatted shelving, radiator.

Bedroom One 15' 3" x 10' 8" (4.64m x 3.25m) max

UPVC double glazed window to front elevation with views over the golf course and towards the Solent and the Isle of Wight, door to:

En-Suite

UPVC double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with mains shower and additional rainfall shower head, walk-in wardrobe.

Bedroom Two 15' 3" x 14' 9" (4.64m x 4.49m) max

Currently used by the owners as a second Lounge, UPVC sliding door to balcony with views over the golf course and towards the Solent and Isle of Wight, UPVC double glazed windows to rear elevation, radiator.

Bedroom Three 11' 11" x 10' 7" (3.63m x 3.22m) max

UPVC double glazed window to rear elevation, radiator, coved ceiling.

Bedroom Four 9' 4" x 6' 10" (2.84m x 2.08m)

UPVC double glazed window to rear elevation, radiator, coved ceiling.

Family Bathroom

UPVC double glazed obscured window to side elevation, close coupled WC, pedestal wash hand basin, shower cubicle, ladder-style radiator.

Outside

The delightful and generously-sized rear garden is primarily laid to lawn, surrounded by mature shrubs and bushes, patio seating area, greenhouse, storage shed, Summer House and Garden Room with power, light and heating. To the front of the property is a driveway providing ample off-road parking, integral garage with remote controlled door, power and light connected. To the side of the driveway is a garden area laid to lawn.

Agent's Note

The property benefits from owned solar panels.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains sewerage

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

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

Tenure: Freehold

Council Tax Band: F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fenwicks
THE INDEPENDENT ESTATE AGENT

Fort Road, Gosport, PO12

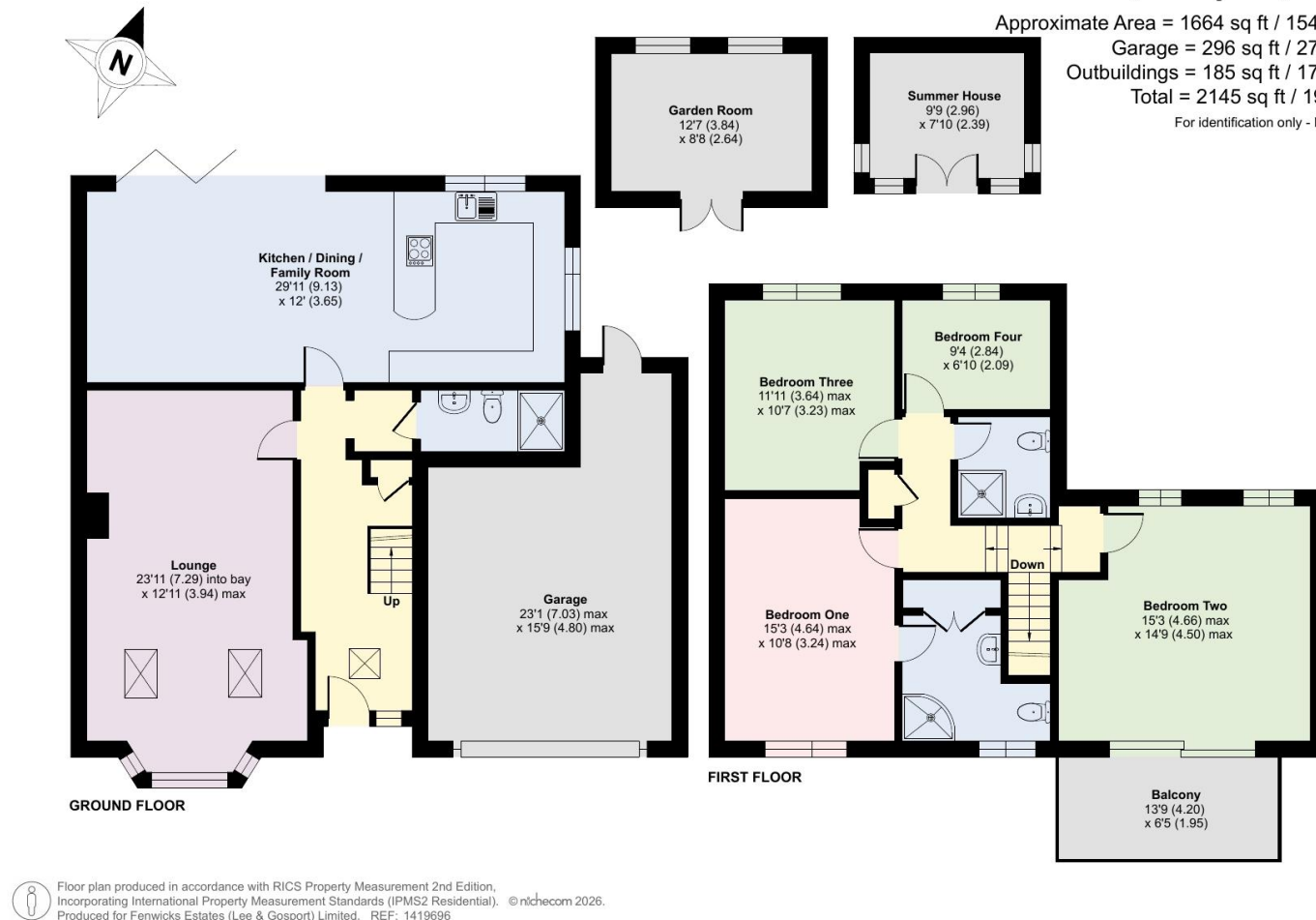
Approximate Area = 1664 sq ft / 154.5 sq m

Garage = 296 sq ft / 27.4 sq m

Outbuildings = 185 sq ft / 17.1 sq m

Total = 2145 sq ft / 199 sq m

For identification only - Not to scale



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DRAFT DETAILS

£749,995
Fort Road, Alverstoke, Gosport, PO12 2BT

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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