

Privett Road, Alverstoke,
Gosport, Hampshire, PO12 3SS

£499,995



Exceptional Four Bedroomed Extended
Semi Detached House

Extended Kitchen

Separate Dining Area

Timber Summer House

Parking For 2 Cars

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

Well Presented Accommodation

Luxury Bathroom

Good Size Garage With Additional
Workshop & Home Office/Hobbys Room

PVCu Double Glazing & Gas Central
Heating

Bay House School Catchment

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Entrance Hall	Composite front door, designer radiator, understairs cupboard, oak staircase with inset stainless steel spindles, Karndean flooring.
Lounge	20'0" (6.1m) x 11'10" (3.61m) Fireplace with log effect gas fire on marble hearth, PVCu double glazed window, 2 wall uplighters, radiator.
Dining Area	9'6" (2.9m) x 9'5" (2.87m) Twin aspect room with 2 PVCu double glazed windows and French doors to garden, radiator, Karndean flooring.
Cloakroom	Low level W.C., hand basin, tiled splashbacks, PVCu double glazed window.
Extended Kitchen	19'9" (6.02m) x 9'11" (3.02m) widening to 11'2" (3.4m), Single bowl composite sink unit, white fronted wall and base units with quartz overlay worktop, recess for range style cooker with cooker extractor canopy over, plumbing for washing machine and dishwasher, space for dryer, space for fridge/freezer, cupboard with wall mounted gas central heating boiler, 2 PVCu double glazed windows, French doors to garden, breakfast bar, ceramic tiled floor, radiator, pelmet lighting.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder, loft boarding.
Bedroom 1	12'1" (3.68m) x 10'11" (3.33m) PVCu double glazed window, radiator, fitted wardrobes to remain.
Bedroom 2	12'1" (3.68m) Into Recess x 8'11" (2.72m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	11'3" (3.43m) x 8'11" (2.72m) Twin aspect room with 2 PVCu double glazed windows, radiator, vanity hand basin, built in double cupboard.
Bedroom 4	9'10" (3m) x 4'10" (1.47m) PVCu double glazed window, radiator.
Bathroom	9'10" (3m) x 6'11" (2.11m) Whirlpool bath, separate shower cubicle, vanity hand basin, low level combined WC and bidet, chrome heated towel rail, PVCu double glazed window, extractor fan, wall cupboard, ½ tiled walls, fully tiled to shower area, shaver socket.
OUTSIDE	
Front Garden	Dwarf brick wall, inset borders, timber sleepers, decorative stone and slate, side pedestrian access to:
Rear Garden	Of sunny aspect with paved patio and path, composite decking, raised borders with decorative stones and water feature.

Timber Summer House

9'6" (2.9m) x 7'7" (2.31m) Double glazed windows.

Garage

18'7" (5.66m) x 9'7" (2.92m) Electric roller door, power and lights, plastered walls and ceilings, electric panel heater.

Store

8'5" (2.57m) x 5'5" (1.65m) PVCu double glazed door, light and power.

Workshop / Home Office

12'7" (3.84m) x 8'5" (2.57m) PVCu double glazed French doors, built in cupboards and shelving, power and light, coved ceiling, door to garage.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

Freehold.

Council Tax

Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Full Energy Performance Certificate available upon request

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.