

Orwell Close, Priddy`s Hard,  
Gosport, Hampshire, PO12 4GR

£670,000



Immaculately Presented Five Bedroom Home

Extended Dining Room

Double Glazed Conservatory

Utility Room

Jack `n` Jill Main Bathroom & 2 Further En-Suite Shower Rooms

Twin Aspect Lounge

Luxury Kitchen

Private Wrap Around Garden

Cloakroom

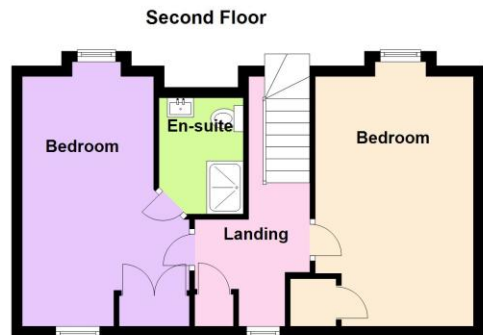
Driveway For Several Cars, Accessed Via A Private Road Serving A Few Properties

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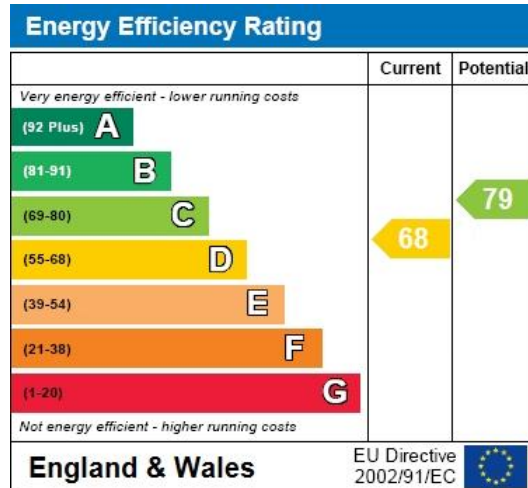


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Entrance Porch	PVCu double glazed windows and door with leaded stained glass panel, PVCu double glazed inner door to:
Entrance Hall	Double radiator, Karndean flooring, spindled balustrade, coved ceiling, understairs cupboard.
Ground Floor W.C	Re-fitted white suite of pedestal hand basin, W.C. with concealed cistern, ½ tiled walls, Karndean flooring, coved ceiling, PVCu double glazed window.
Lounge	19'7" (5.97m) x 11'5" (3.48m) Twin aspect room with PVCu double glazed windows, fireplace with timber surround, marble style inset and hearth and living flame gas fire, two radiators, coved ceiling, PVCu double glazed french doors to conservatory.
Dining Room	19'8" (5.99m) x 15'3" (4.65m) narrowing to 12'7" (3.84m), 2 PVCu double glazed windows, 2 double radiators. Karndean flooring and coved ceiling, door to:
Utility Room	11'1" (3.38m) x 9'0" (2.74m) 1 ½ bowl stainless steel sink unit, wall and base units with work surface over, plumbing for washing machine, space for dryer, space for fridge/freezer and chest freezer, sky light window, pelmet lighting, 2 tall standing cupboards, tiled splash backs, Karndean flooring and door to:
Workshop	14'10" (4.52m) x 9'11" (3.02m) PVCu glazed door to garden, power and light, storage and water softener.
Kitchen / Breakfast Room	13'5" (4.09m) x 12'9" (3.89m) A modern re-fitted kitchen with 1 ½ bowl ceramic sink unit, wall and base units with worksurface over, hide and slide Neff oven with microwave oven above, 5 ring Neff induction hob and Neff extractor canopy above, integrated dishwasher, integrated fridge and freezer, wall mounted gas central heating boiler concealed within cupboard, radiator, tiled splash backs. PVCu double glazed window, Karndean flooring, breakfast bar area incorporating further base units storage, coved ceiling, pelmet lighting, spot lighting, PVCu double glazed door to:
Conservatory	14'5" (4.39m) x 11'9" (3.58m) New insulated roof, with 3 inset glass panels, PVCu double glazed windows and french doors to garden, electric panel heater, Karndean flooring.
<b>ON THE 1ST FLOOR</b>	
Landing	Radiator, spindle balustrade and coved ceiling.
Bedroom 1	11'11" (3.63m) x 11'2" (3.4m) To Wardrobe PVCu double glazed window, radiator, 2 built in wardrobes and coved ceiling.
Jack 'n' Jill Bathroom	15'1" (4.6m) x 5'9" (1.75m) Plus Recess A modern bathroom with panelled bath with mixer tap and shower attachment, low level WC with concealed cistern, vanity hand basin, double sized shower cubicle and shower screen, tiled walls, 2 chrome heated towel rails, Karndean flooring.

Bedroom 2	12'10" (3.91m) Max x 10'8" (3.25m) Plus Recess PVCu double glazed window, radiator, fitted wardrobes, access to loft space and coved ceiling.
En-Suite Shower Room	A modern shower room with white suite of shower cubicle, vanity hand basin with cupboard under and low level WC, tiled splash backs, chrome heated towel rail, extractor fan, laminate flooring and under floor heating.
Bedroom 5	9'8" (2.95m) x 12'10" (3.91m) Into Recess Narrowing to 9ft 5 (2.87m), PVCu double glazed window, triple wardrobe, radiator and coved ceiling.
<b>ON THE 2ND FLOOR</b>	
Landing	With velux window and airing cupboard.
Bedroom 3	15'9" (4.8m) x 10'8" (3.25m) Max A twin aspect room with PVCu double glazed windows, velux window, built in wardrobe and radiator.
En-Suite Shower Room	Shower cubicle, vanity hand basin, low level WC., chrome heated towel rail, laminate flooring, tiled splash backs, extractor fan and shaver point.
Bedroom 4	17'2" (5.23m) x 9'10" (3m) PVCu double glazed window, 2 radiators, loft access and access to eaves, built in cupboard.
<b>OUTSIDE</b>	
Front Garden	Brick paved driveway with space for several cars, flower borders, side pedestrian gate to:
Rear Garden	The garden wraps around the rear and side of the property, with block paved patio areas, lawn, flower and shrub borders, green house and electric awning.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band F.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>





Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.