



**£560,000**  
**17 Bury Road**  
Gosport, Hampshire, PO12 3UE



A substantial and distinctive residence situated in the heart of Gosport, offering generous and versatile accommodation ideally suited to modern family living. This impressive home features five generously sized bedrooms and four versatile reception rooms, providing abundant space for both everyday life and entertaining. From the moment you enter, the property showcases a wealth of character, highlighted by an elegant entrance hall and staircase that set the tone throughout. At the heart of the home lies a stylish open-plan kitchen and dining area, thoughtfully designed to meet the demands of modern living, with ample room for both family meals and social gatherings. Two separate family rooms provide comfortable and adaptable living spaces, complete with a grand fireplace and a charming log burner. Outside, the property boasts a substantial south-facing garden, ideal for outdoor relaxation and entertaining, while the front offers convenient off-road parking. Combining space, charm, and practicality, this is a home that truly needs to be seen to be fully appreciated. For further details or to arrange a viewing, please contact the Jeffries & Dibbens Gosport team. Phone lines are open until 8pm.





## **ENTRANCE HALL**

**LOUNGE** 13' 2" x 15' 0" (4.03m x 4.58m)

**DINNING ROOM** 11' 3" x 14' 1" (3.43m x 4.30m)

**KITCHEN/BREAKFAST ROOM** 10' 7" x 23' 3" (3.25m x 7.11m)

## **FIRST FLOOR**

**STUDY** 12' 2" x 10' 7" (3.72m x 3.24m)

**FAMILY BATHROOM** 9' 10" x 10' 7" (3.00m x 3.24m)

**BEDROOM TWO** 13' 10" x 11' 4" (4.24m x 3.46m)

**MASTER BEDROOM** 18' 3" x 15' 10" (5.57m x 4.85m)

## **STAIRS TO SECOND FLOOR**

**BEDROOM THREE** 10' 0" x 14' 0" (3.07m x 4.27m)

**BEDROOM FOUR** 8' 7" x 9' 4" (2.62m x 2.86m)

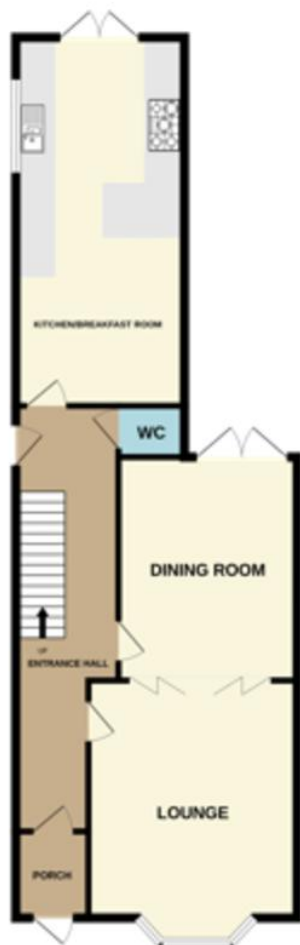
**BEDROOM FIVE** 13' 6" x 8' 7" (4.12m x 2.62m)

## **GARDEN**

## **CELLAR**



GROUND FLOOR  
810 sqft (75.3 sqm) approx.



1ST FLOOR  
811 sqft (75.3 sqm) approx.



2ND FLOOR  
518 sqft (48.2 sqm) approx.



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

EPC Awaited

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.

**Jeffries  
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