



**£365,000**  
**37 High Drive**  
Gosport, PO13 0QS

## PROPERTY SUMMARY

Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers generous and versatile living accommodation ideal for families. The ground floor boasts a separate lounge & dining room, perfect for both relaxing and entertaining, alongside a well-appointed fitted kitchen with ample storage and worktop space. A separate utility room provides additional practicality, while a versatile family room offers flexibility for home working or family needs. Completing the ground floor is a convenient cloakroom. Upstairs, the property features three well-proportioned bedrooms and a modern four-piece family bathroom suite, comprising of a bath, separate shower, wash basin and WC. Externally, the property benefits from a driveway & garage, providing secure off-street parking or additional storage. The enclosed rear garden offers an excellent space for outdoor entertaining and family enjoyment, complete with a large summer house.





#### **ENTRANCE PORCH**

#### **HALLWAY**

**LOUNGE** 13' 10" x 10' 10" (4.23m x 3.32m)

**DINING ROOM** 10' 10" x 8' 9" (3.32m x 2.67m)

**KITCHEN** 13' 4" x 11' 9" (4.08m x 3.59m) Into 2.33m

**UTILITY ROOM** 11' 4" x 8' 1" (3.46m x 2.48m)

**FAMILY ROOM** 10' 11" x 7' 1" (3.34m x 2.16m)

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 17' 0" x 10' 2" (5.19m x 3.11m) Into 1.95m

**BEDROOM TWO** 11' 0" x 8' 6" (3.36m x 2.60m)

**BEDROOM THREE** 10' 11" x 8' 2" (3.34m x 2.51m)

**BATHROOM** 8' 2" x 6' 8" (2.51m x 2.05m)

#### **OUTSIDE**

**GARAGE** 16' 2" x 8' 3" (4.95m x 2.52m)

#### **DRIVEWAY**

#### **FRONT GARDEN**

#### **REAR ENCLOSED GARDEN**

#### **SUMMER HOUSE**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
 Gosport Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band B

**VIEWINGS**  
 By prior appointment only

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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.



**OFFICE ADDRESS**  
 126 High Street, Gosport,  
 Hampshire, PO12 1DU

**CONTACT**  
 02392 602 155  
 gosport@dibbensproperty.co.uk  
 www.jdea.co.uk