



**Admiralty Close, Gosport PO12 4GP**

**welcome to**

## **Admiralty Close, Gosport**

\*\* Great Location \*\* Close to Open Spaces and Parkland \*\* Cul-de-Sac Location \*\* Two Ensuites \*\* Three Reception Rooms \*\* Conservatory \*\* Four Bedrooms \*\*

### **Entrance Hall**

Door to front access, stairs to first floor landing, radiator.

### **Cloakroom**

Wash hand basin, wc, extractor, tiled surrounds, tiled flooring.

### **Study/Bedroom 5**

8' 1" x 7' 3" ( 2.46m x 2.21m )

Double glazed window to front elevation, radiator.

### **Lounge**

19' 2" max x 10' 3" max ( 5.84m max x 3.12m max )

Double glazed sliding patio doors to conservatory, tv point, double radiator, single radiator, wall light point, radiator, open to:

### **Dining Room**

Double glazed window to rear garden, radiator, door to:

### **Kitchen**

11' 10" x 7' 8" ( 3.61m x 2.34m )

Matching wall and base units, integrated oven, hob, extractor, one and a half bowl sink and drainer unit, space for undercounter fridge, understairs storage, double radiator.

### **Utility Room**

8' 5" x 5' 6" ( 2.57m x 1.68m )

Door to side access, wall mounted gas boiler, stainless steel sink and drainer unit, space for washing machine, radiator, door to cloakroom.

### **Conservatory**

12' 9" x 10' 2" ( 3.89m x 3.10m )

Double glazed window to rear elevation, French style doors to rear garden, polycarbonate roofing, tiled flooring, door to garage.

### **First Floor Landing**

Access to loft space, storage cupboard, doors to:

### **Bedroom 1**

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed window to front elevation, fitted double wardrobes, radiator, door to:

### **En-Suite**

Double glazed window to front elevation, shower cubicle, wc, wash hand basin, tiled walls, extractor, radiator.





### **Bedroom 2**

11' x 8' 10" ( 3.35m x 2.69m )

Double glazed window to rear elevation, fitted wardrobes, radiator, door to:

### **En-Suite**

Shower cubicle, wash hand basin, wc, tiled walls, extractor, radiator.

### **Bedroom 3**

8' 4" x 8' 2" ( 2.54m x 2.49m )

Double glazed window to rear elevation, fitted wardrobes, radiator.

### **Bedroom 4**

9' 9" max x 8' 1" max ( 2.97m max x 2.46m max )

Double glazed window to front elevation, radiator.

### **Bathroom**

Double glazed window to side elevation, bath, wc, wash hand basin, extractor, tiled walls, radiator.



### **Outside**

To the front the garden is laid to shingle with raised borders and a driveway to the garage. To the rear the naturally landscaped garden is laid to shingle and slate patio, productive grapevine, planted beds, pergola, 10' x 6' workshop with power and light, double glazed window and insulated walls, side access and enclosed by panel fencing.

### **Garage**

27' 3" max x 9' 6" max ( 8.31m max x 2.90m max )

Studio area with power and light, door to garage, electric roller door with power and light.



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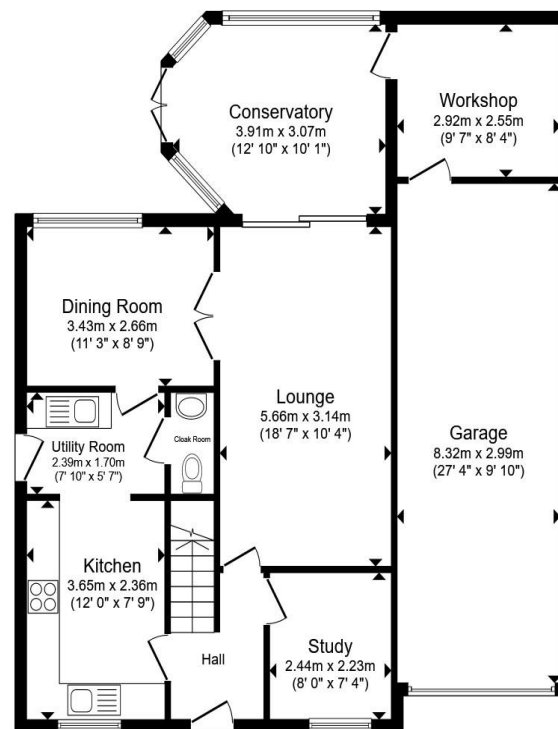
## Admiralty Close, Gosport

- Detached Four Bedroom Family Home
- Fitted Kitchen and Utility Room
- Three Reception Rooms
- Conservatory
- No Chain

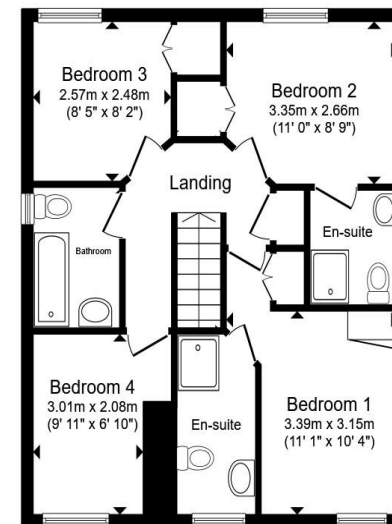
Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£485,000**



**Ground Floor**



**First Floor**

Total floor area 155.7 m<sup>2</sup> (1,676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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