



Ham Lane, Gosport PO12 4AN

welcome to

Ham Lane, Gosport

Offered with no chain ahead, this stylish three bedroom detached home sits in an exclusive cul-de-sac and delivers modern family living throughout. A beautifully re-fitted kitchen/dining room opens into a bright glass conservatory, complemented by a separate lounge, No chain ahead.

Entrance Hall

Front door, tower radiator, stairs to first floor.

Cloakroom

Upvc obscure double glazed window to front aspect, heated towel rail, wc, wash hand basin with utility cupboard under.

Lounge

10' max x 15' 9" max (3.05m max x 4.80m max)

Upvc double glazed window to front aspect, Upvc double glazed French door to garden, two radiators, inset log burner.

Kitchen/Dining Room

15' 7" max x 16' 2" max (4.75m max x 4.93m max)

L-shaped room, Upvc double glazed window to front aspect, opening to conservatory, matching range of eye and base level units with work surface over, tower radiator, radiator, intergrated dishwasher, plimbing for washing machine, intergated fridge/freezer, one and a half bowl sink drainer, double overn, hob and hood, wine cooler, space for table and chairs.

Conservtory

16' 8" max x 8' 8" max (5.08m max x 2.64m max)

Upvc double glazed and brick construction, French door to garden, glass roof, radiator.

Landing

Upvc double glazed window to rear aspect.





Master Bedroom

12' 8" max x 8' 8" max (3.86m max x 2.64m max)

Upvc double glazed window to front aspect, sliding doors to built-in wardrobe.

En-Suite Shower Room

Upvc obscure double glazed window to side aspect, heated towel rail, shower cubicle with rainfall shower, wc, wash hand basin, shaver point, extractor fan.

Bedroom Two

10' x 7' 4" (3.05m x 2.24m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

7' 1" x 8' 1" (2.16m x 2.46m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

Upvc obscure double glazed window to rear aspect, heated towel rail, wc with concealed cistern, wash hand basin with utility cupboard under, p-shaped bath with shower over, extractor fan, tiled surrounds.

Front Garden

Pathway leading to front door, laid to lawn area, outside tap.

Rear Garden

Two patio areas, enclosed to perimeters, door to store room.

Driveway

Providing off street parking for numerous cars.

Store Room

13' 2" x 8' 1" (4.01m x 2.46m)

Formally the garage, door to garden, Upvc double glazed window to side aspect, AC unit, additional storage area.



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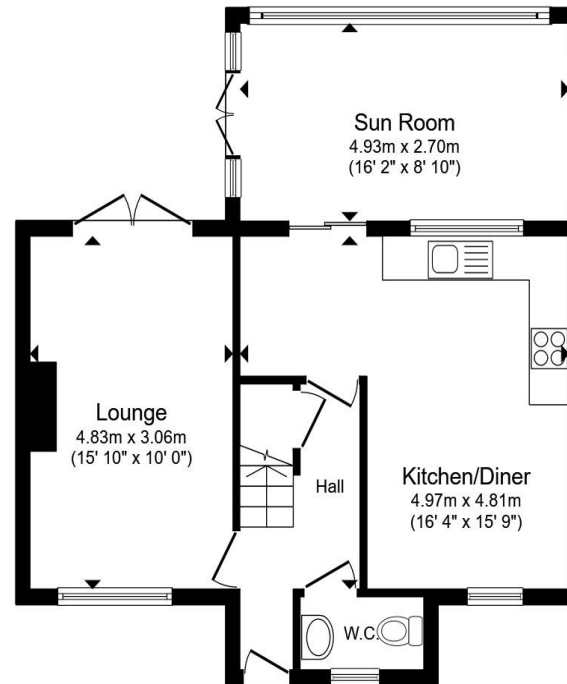
Ham Lane, Gosport

- Modern three bedroom detached family home located in a cul-de-sac location
- Entrance hall with cloakroom
- Re-fitted kitchen/ dining room
- Glass conservatory
- Lounge

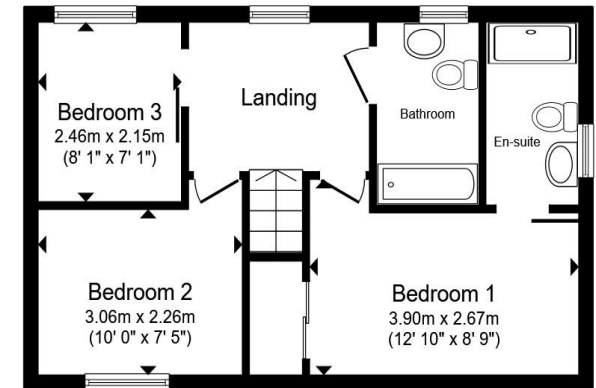
Tenure: Freehold EPC Rating: D

Council Tax Band: E

£335,000



Ground Floor



First Floor

Total floor area 95.0 m² (1,023 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

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