

Rowner Road, Gosport, Hampshire, PO13 9RG

£450,000



Individual Detached House

Open Plan Kitchen / Dining Area

Ground Floor Cloakroom, Utility And Study

Variety Of Out Buildings And Stores

Parking For Several Cars

Four Bedrooms

Separate Triple Aspect Lounge

Two Tiered Garden With Decking Area  
That Backs Onto Woodland

PVCu Double Glazing And Gas Central  
Heating

No Forward Chain

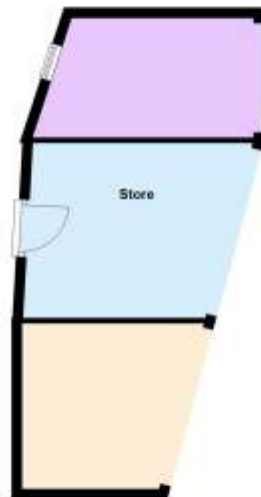
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Entrance Hall

9'10" (3m) x 9'8" (2.95m) PVCu double glazed front door and windows to side, ceramic tiled floor, flat and coved ceiling, 2 wall lights, spotlight track, 2 arched recesses, wide opening into open plan kitchen/family room.

Open Plan Kitchen / Dining Area

Dining Area

15'6" (4.72m) x 15'1" (4.6m) With feature spiral staircase to 1st floor with full height double glazed bay window, 3 radiators, PVCu double glazed french doors to veranda, flat and coved ceiling.

Kitchen

10'6" (3.2m) x 10'1" (3.07m) To length of full height wall cupboards, 1½ bowl sink unit, white fronted wall and base units with worksurface over, 2 built-in ovens, 5 ring gas hob with extractor canopy above, integrated fridge, freezer and dishwasher, 2 PVCu double glazed windows, central island, tiled splashbacks.

Utility Room

Plumbing for washing machine, space for dryer, storage cupboard, PVCu double glazed window, ceramic tiled floor, shelved recess.

Cloakroom

With white suite of low level WC, hand basin, tiled splashbacks, PVCu double glazed window, heated towel rail, flat and coved ceiling.

Study

9'8" (2.95m) x 6'9" (2.06m) PVCu double glazed window, PVCu double glazed door, ceramic tiled floor.

Lounge

19'10" (6.05m) x 12'0" (3.66m) A triple aspect room with 3 PVCu double glazed windows and french doors to raised decking area, radiator, marble fireplace and hearth, 2 wall lights, flat and coved ceiling.

ON THE 1ST FLOOR

Landing

Access to loft space, laminate flooring, airing cupboard.

Bedroom 1

14'7" (4.45m) x 11'8" (3.56m) 2 PVCu double glazed windows and door, laminate flooring, flat and coved ceiling with inset lighting, air conditioning unit, walk in cupboard, radiator.

Bedroom 2

12'11" (3.94m) x 9'11" (3.02m) A twin aspect room with 2 PVCu double glazed windows, radiator, laminate flooring, flat and coved ceiling.

Bedroom 3

13'0" (3.96m) x 9'6" (2.9m) A twin aspect room with 2 PVCu double glazed windows, radiator, laminate flooring, flat and coved ceiling.

Bedroom 4

9'7" (2.92m) 7'4" (2.24m) Plus Recess, 2 PVCu double glazed windows, built-in cupboard, radiator, laminate flooring, flat and coved ceiling.



Bathroom

A 4 piece white suite of corner bath, vanity hand basin with cupboard under, low level WC, shower cubicle, chrome heated towel rail, ½ tiled walls, PVCu double glazed window, coved ceiling.

OUTSIDE

Front Garden

Driveway which serves this and one other property, block paved hardstanding with space for several cars, side pedestrian access.

Side Garden

Which is accessed from double timber gates to hardstanding, under the raised decking area are 3 store recesses and shed to side, in addition there is a further store underneath the house of 10`4" x 6`3" and additional storage area of 19`7 x 11`9" for which there is a boiler cupboard off.

Rear Garden

Raised decking areas with balustrades, lower garden section with curved dwarf wall and gate, laid to shingle with central fishpond.

Agents Note

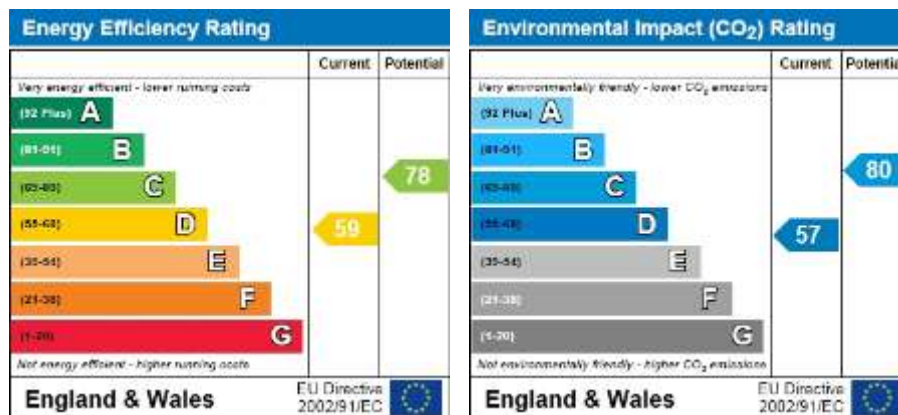
Under the Terms of the Estate Agents Act we advise that one of the vendors selling this property is an Employee of Dimon Estate Agents LTD.





### Directions

From the A32 and the double set of roundabouts by Fort Brockhurst proceed along Rowner Road towards Lee on The Solent and Stubbington. Proceed straight ahead at the 1st and 2nd roundabouts and having passed the traffic lights, take the next turning left, where the property will be found almost immediately on the right hand side.



Full Energy Performance Certificate available upon request

| Appointment |       |                 |
|-------------|-------|-----------------|
| Date:       | Time: | Person Meeting: |
|             |       |                 |

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 you legal representative to confirm this information before exchanging contracts.