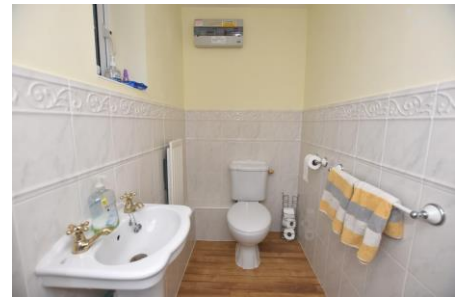


Charlotte Drive, Priddy`s Hard,  
Gosport, Hampshire, PO12 4GS

£485,000



Detached House

Two Reception Rooms

Two En-Suite Shower Rooms

Tandem Garage

Low Maintenance Rear Garden With  
Summer House Set Up As Home Office

Four Bedrooms

Kitchen / Breakfast Room

Family Bathroom

Gas Central Heating

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

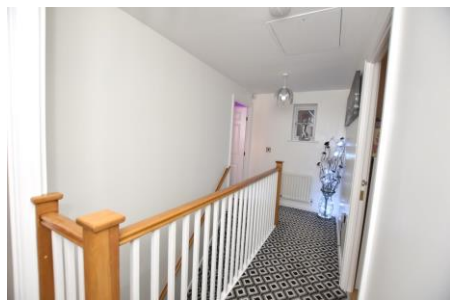
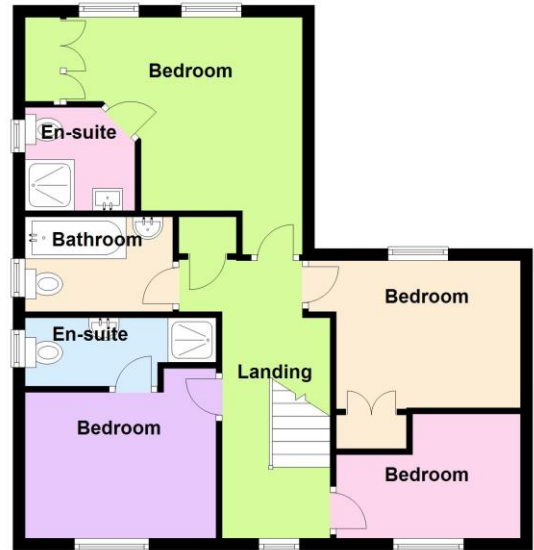
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Ground Floor



First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Double radiator, composite front door, coved ceiling, laminate flooring, stairs to first floor.
Cloakroom	Low level W.C., pedestal hand basin, tiled to 1/2 wall height, PVCu double glazed window, radiator.
Lounge	15'0" (4.57m) x 14'10" (4.52m) 2 PVCu double glazed windows, 3 radiators, stone fireplace with gas fire, laminate flooring, coved ceiling.
Dining Room	10'10" (3.3m) x 10'1" (3.07m) Double glazed patio door, laminate flooring, coved ceiling, door to tandem garage, double radiator.
Kitchen / Breakfast Room	13'3" (4.04m) x 10'10" (3.3m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, PVCu double glazed window, breakfast bar, double radiator, pelmet lighting, tiled splashbacks, integrated dishwasher, integrated fridge.
Utility Room	5'11" (1.8m) x 5'6" (1.68m) Single drainer stainless steel sink unit, single base cupboard, single wall cupboard, plumbing for washing machine, space for freezer, Ideal gas central heating boiler, tiled splashbacks, composite back door, radiator.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, single radiator, access to loft space, airing cupboard.
Bedroom 1	12'9" (3.89m) Max x 10'9" (3.28m) 2 PVCu double glazed windows, 2 radiators, laminate flooring, built in wardrobe.
En-Suite Shower Room	Shower cubicle, vanity hand basin, low level W.C., ½ tiled walls, fully tiled to shower area, PVCu double glazed window, radiator, ceramic tiled floor, inset spotlighting, extractor fan.
Bedroom 2	10'5" (3.18m) x 7'11" (2.41m) PVCu double glazed window, radiator, built in wardrobe, laminate flooring.
En-Suite Shower Room	Shower cubicle, low level W.C., pedestal hand basin, tiled to ½ wall height, PVCu double glazed window, extractor fan.
Bedroom 3	10'1" (3.07m) x 7'11" (2.41m) PVCu double glazed window, radiator, laminate flooring, built in wardrobe.
Bedroom 4	10'0" (3.05m) x 6'9" (2.06m) Max narrowing to 4'7" (1.4m), PVCu double glazed window, radiator, laminate flooring.
Bathroom	Bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., 1/2 tiled walls, PVCu double glazed window, chrome heated towel rail, shaver point.

## OUTSIDE

Front Garden

Driveway with block paving, parking for 2 cars, shrub borders.

Rear Garden

Paved patio, artificial grass, flower borders, side pedestrian gate,

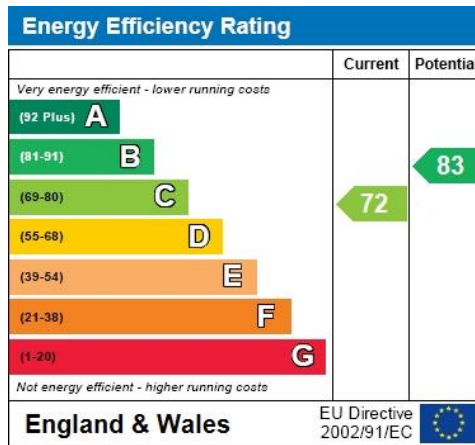
Summer House

10'9" (3.28m) x 7'5" (2.26m) Currently set up as a home office with power and light.

Tandem Garage

35'10" (10.92m) x 9'10" (3m) Electric cantilever door, power and light, PVCu double glazed door to garden.





Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.