

Ashburton Road, Alverstoke,
Gosport, Hampshire, PO12 2LL

£549,000



Well Presented Spacious Family Home
Located Near To Alverstoke Village &
Stokes Bay

Bathroom & Two Shower Rooms

Spacious Rear Family Room With Bi-Fold
Doors Onto Terrace

PVCu Double Glazing & Gas Central
Heating

Individual & Well Presented Home

Four Bedrooms

Three Reception Rooms

Utility Room & Ground Floor Cloakroom

Block Paved Driveway For Several Cars

Alverstoke Conservation Area

023 9258 5588

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

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Entrance Hall	PVCu double glazed front door and window, laminate flooring, coved ceiling, understairs cupboard, stairs to first floor.
Cloakroom	Low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, chrome heated towel rail, tiled splashbacks, laminate flooring.
Lounge	15'4" (4.67m) Into Bay x 13'5" (4.09m) PVCu double glazed bay window with fitted shutters, tall standing radiator, timber flooring, coved ceiling, fitted shelving to side of chimney breast with inset wall lights, 2 further wall lights to the room, fireplace with gas fire in wood burner style, coved ceiling, laminate flooring.
Spacious Wet Room	8'2" (2.49m) x 7'3" (2.21m) Rainfall shower, hand shower, vanity hand basin, low level W.C., radiator, aqua panel splashbacks, chrome heated towel rail, extractor fan.
Open Plan Living Area	
Kitchen Area	12'0" (3.66m) x 11'5" (3.48m) 1 1/2 bowl stainless steel sink, fitted wall and base units with quartz worksurface over, integrated dishwasher, space for American style fridge/freezer, chimney recess for range style cooker, breakfast bar, pelmet lighting, integrated microwave, laminate flooring.
Family Room	18'5" (5.61m) x 17'7" (5.36m) Under floor heating, 3 Velux windows, bi-fold doors giving access to raised terrace, wall mounted gas fire, eye level integrated LED lighting.
Snug	11'11" (3.63m) x 7'3" (2.21m) PVCu double glazed French doors to paved terrace with window adjacent, laminate flooring, radiator, shelving.
Utility Area	11'8" (3.56m) x 7'8" (2.34m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, space for fridge/freezer, further appliance space, tiled splashbacks, tall standing radiator, built in shelved cupboard, door to garage, extractor fan, access to loft space.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window with fitted shutters, coved ceiling.
Bedroom 2	13'6" (4.11m) x 10'7" (3.23m) To Wardrobe PVCu double glazed window with fitted shutters, tall standing radiator, fitted wardrobes with wall to wall sliding doors.
Bedroom 3	12'1" (3.68m) x 9'3" (2.82m) PVCu double glazed window with fitted shutters, tall standing radiator, wall to wall wardrobe, coved ceiling.
Bedroom 4	8'6" (2.59m) x 5'7" (1.7m) Plus Wardrobe, PVCu double glazed window with fitted shutters, radiator, wall to wall wardrobe with sliding doors.

Family Bathroom

White suite of panelled bath with mixer tap and separate rainfall shower over, hand shower, shower screen, vanity hand basin with cupboard under, W.C. with concealed cistern, wall unit and illuminated mirror, PVCu double glazed window with fitted shutters chrome heated towel rail, extractor fan, coved ceiling.

ON THE 2ND FLOOR

Master Bedroom

20'5" (6.22m) x 14'10" (4.52m) Max 2 Velux windows, PVCu double glazed window with shutters, fitted wardrobe, sliding doors, radiator, fitted cupboards and dressing table unit.

En-Suite Shower Room

Shower cubicle, vanity hand basin, low level W.C., radiator incorporating chrome heated towel rail, vanity hand basin with cupboard under, low level W.C., PVCu double glazed window with fitted shutters, tall standing cupboard, extractor fan, rainfall shower and hand shower.

OUTSIDE

Front Garden

Brick wall and blocked paved driveway for several cars.

Garage

With double timber doors.

Rear Garden

Upper terrace with glass screen, resin surface, steps down to, lower garden with resin patio, artificial grass, borders with stone chippings, further rear patio area, brick built summer house with PVCu double glazed French doors, power and light.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

Freehold.

Council Tax

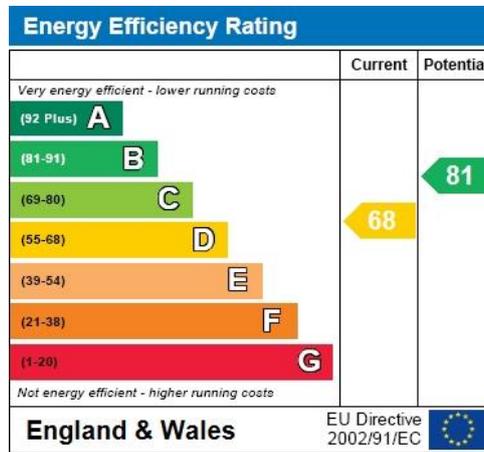
Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>







Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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 your legal representative to confirm this information before exchanging contracts.