

**\* This stunning and deceptively spacious four bedroom home has been extensively improved and renovated by the current owners. The contemporary living accommodation features an impressive open plan kitchen/dining room with bi-folding doors, four bedrooms, modern bathrooms and double garage \***

**The Accommodation Comprises:**

**Entrance Hall**

Spacious entrance hall, stairs to First Floor, radiator.

**Lounge 12' 0" x 11' 0" (3.65m x 3.35m)**

Main Wi-Fi router location with Ethernet and fibre optic connections, UPVC double glazed window to front elevation, fitted blind, radiator, smoke detector.

**Kitchen/Dining Room 18' 8" x 17' 9" (5.69m x 5.41m)**

An impressive room with bi-folding doors to the garden, UPVC double glazed windows to side elevation, fitted with a range of base cupboards and eye level units, central island and Quartz worktop, inset sink with mixer tap, integrated ovens and microwave, induction hob on island, space and plumbing for dishwasher, washing machine and tumble dryer, space for American-style fridge/freezer, inset spotlights and feature pendant lights.

**Study 15' 1" x 4' 11" (4.59m x 1.50m)**

Versatile room currently being used as an office, with fitted cupboards/wardrobes (one with electric ventilation), hardwired Ethernet connection, UPVC double glazed window with fitted blinds to front elevation, cupboard housing boiler (installed December 2025), utility meters and fuse box.

**Wet Room**

Tiled wet room with walk-in shower, toilet, basin with storage, wall-mounted radiator.

**First Floor Landing**

Staircase with ceiling hanging lights and staircase spotlights, loft access via folding hatch with integrated ladder, UPVC double glazed window to side elevation.

**Bedroom One 18' 9" x 9' 9" (5.71m x 2.97m) max**

UPVC double glazed window to rear elevation, built-in wardrobe, radiator, door to:

**En-Suite**

Double shower, close coupled WC, wash hand basin set in vanity unit, inset spotlights, extractor fan, ladder-style radiator.

**Bedroom Two 15' 6" x 7' 6" (4.72m x 2.28m)**

UPVC double glazed window to rear elevation, built-in wardrobe.

**Bedroom Three 12' 0" x 10' 11" (3.65m x 3.32m) max**

UPVC double glazed window to front elevation, radiator.

**Bedroom Four 5' 11" x 8' 2" (1.80m x 2.49m)**

UPVC double glazed window to side elevation, radiator.

**Main Bathroom**

UPVC double glazed obscured window to front elevation, freestanding bath, close coupled WC, wash hand basin set in vanity unit, extractor fan, ladder-style radiator.

**Shower Room**

UPVC double glazed window to side elevation, tiled shower enclosure, close coupled WC, extractor fan, ladder-style radiator.

**Loft Space**

Fully boarded and insulated loft, with lighting and smoke alarm, providing substantial storage space and potential for future development (subject to planning permission).

**Outside**

Resin-finished driveway providing off-road parking, metal gate separating driveway from side access which in turn leads to the main entrance of the house, CCTV to driveway and side passageway, EV charger installed 2025. Generous size rear garden with block paving patio and path leading to double garage, double socket currently supplying power to the pond, outside tap.

**Double Garage**

Double-glazed windows and side door, two vehicular doors (one remote controlled), power and light connected.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

Gas Supply: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

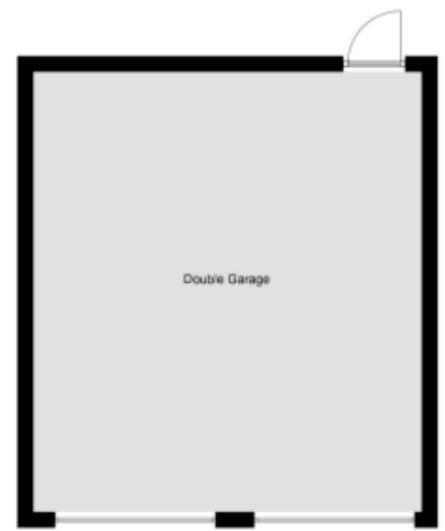
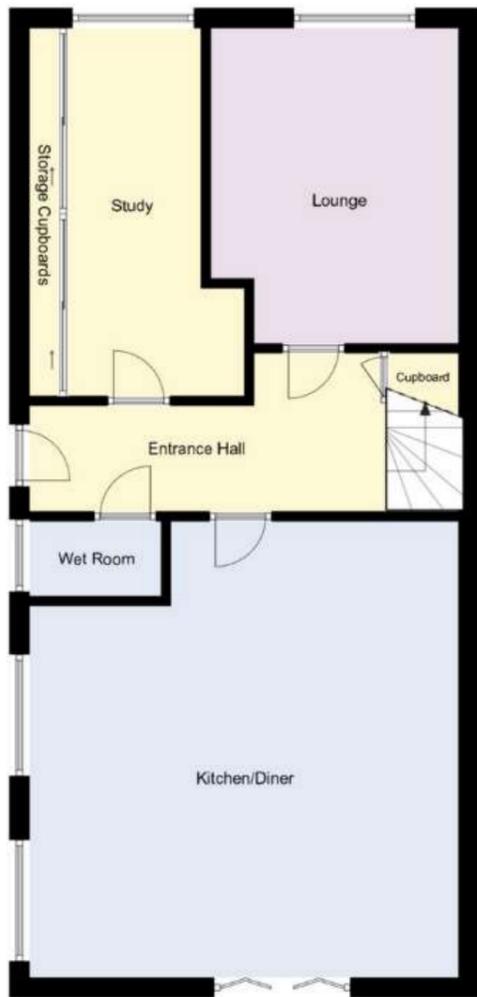
Council Tax Band: C

**Vendor Information**

The Vendors advised at the time of instruction of the following upgrades to the property:

- Cavity wall insulation
- All radiators throughout the property have been replaced
- All downstairs flooring was upgraded in 2025 to high-durability commercial-standard panel flooring
- UPVC double glazing fitted with anti-forced entry security fixtures.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£465,000

Grove Road, Gosport, PO12 4JH

\*DRAFT DETAILS\*

**Fenwicks**

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