

Guide Price £400,000

Fair Oak | Eastleigh | SO50 8AH

Charles Carr are delighted to offer this WELL PRESENTED FOUR BEDROOM DETACHED HOUSE. Boasting a 21ft Sitting Room, Recently Refitted Kitchen, Family Bathroom and Ensuite, Utility Room, Cloakroom, 11ft Master Bedroom and Driveway Parking.

- Well Presented Detached House
- Recently Refitted Kitchen, Family Bathroom and Ensuite
- Utility Room
- Four Bedrooms
- Short Walk to Stoke Park Woods
- 21ft Sitting Room
- Driveway Parking
- En-Suite
- Downstairs W.C

Entrance Hall Covered to textured ceiling and door leading through to the Sitting Room. Sitting Room Covered to textured ceiling, two radiators, double glazed bay window to front aspect and further double glazed window to front aspect and contemporary feature electric fire, stunning Karndean flooring. Dining Room: Covered to textured ceiling, double glazed French doors to Rear Garden, radiator, stairs to first floor landing and door leading to Kitchen, stunning Karndean Flooring. Kitchen: Refitted Kitchen, coved to textured ceiling, double glazed window to rear aspect, tiling to principal areas, radiator, range of eye and base level units, beautifully fitted composite worksurfaces with integrated sink unit, fitted appliances consisting of double oven, electric hob and extractor hood over, fitted dishwasher, space for tall fridge/freezer and tiled flooring. Utility Room: Textured ceiling, double glazed window to side aspect, double glazed obscure window to side aspect, tiling to principal areas, range of eye level units, rounded edged worksurfaces, plumbing and space for washing machine and tumble dryer, tiled flooring and a radiator. Cloakroom: Textured ceiling, radiator, tiling to principal areas, low level WC, wash hand basin and tiled flooring.

First Floor Landing Textured ceiling, loft hatch access, airing cupboard housing prelagged cylinder, slatted shelving and doors to all rooms. Master Bedroom Textured ceiling, double glazed window to front aspect, radiator, range of built in wardrobes and storage. Ensuite Beautifully refitted Ensuite with textured ceiling, double glazed obscure window to side aspect, tiling to principal areas, chrome heated towel rail, suite comprising double shower enclosure with fitted shower and glass sliding screen, low level WC, pedestal wash hand basin and tiled flooring. Bedroom Two Textured ceiling, double glazed window to rear and a radiator. Bedroom Three Textured ceiling, double glazed window to front and a radiator. Bedroom Four Textured ceiling, double glazed window to rear and a radiator. Family Bathroom Beautifully refitted consisting of textured ceiling, double glazed obscure window to rear aspect, tiling to principal areas, radiator, suite comprising of panel enclosed bath with fitted shower over and glass screen, low level WC and pedestal wash hand basin.

Front Garden: Partially lawned area to side with low level picket fence, trees and shrub borders and hard standing driveway for two vehicles. Rear Garden: Good sized lawned garden with wooden panel fencing to sides and rear.

Sitting Room - (21'1" x 15'4")

Dining Room - (12'5" x 12'1")

Kitchen - (9'4" x 8'8")

Master Bedroom - (11'6" x 11'2")

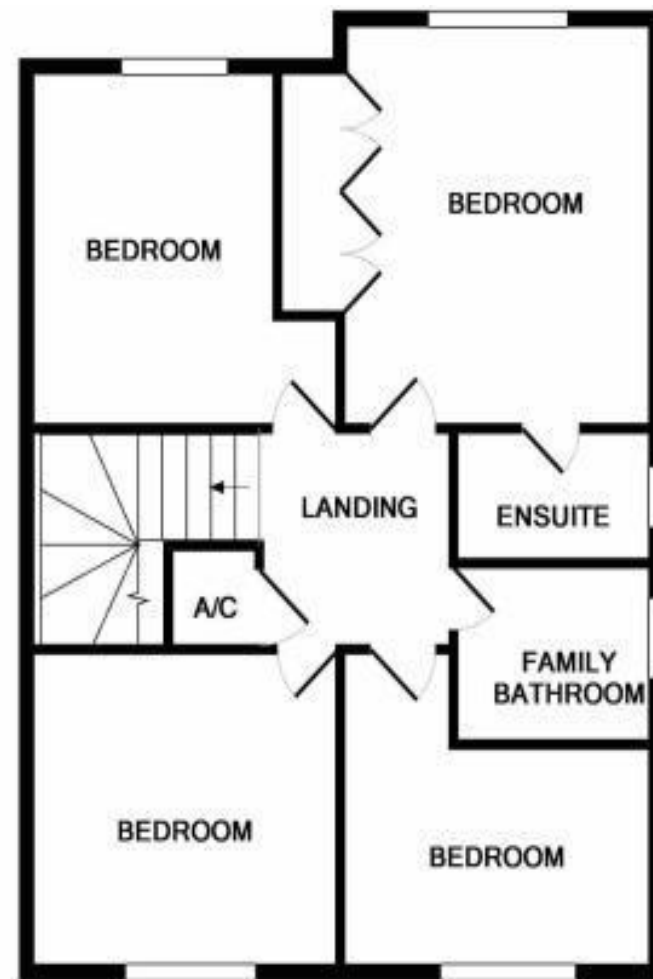
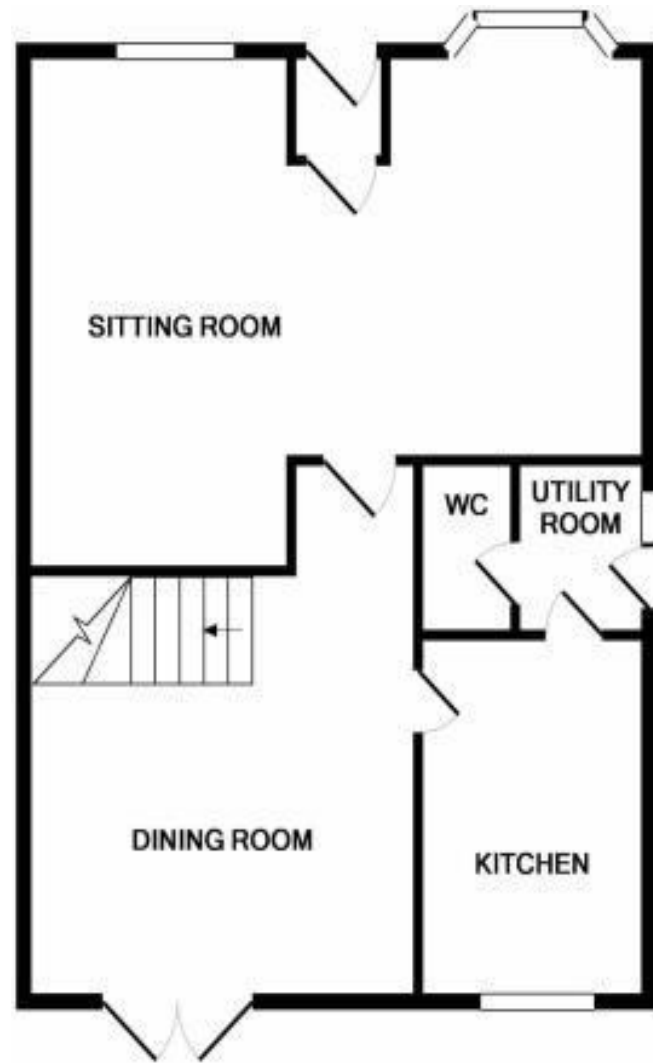
Bedroom Two - (10'2" x 9'6")

Bedroom Three - (9'7" x 10'3" max)

Bedroom Four - (10'9" x 6'7")

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Charles Carr would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.

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Bitterne Precinct (Lettings)
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Eastleigh (Sales)
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Stoke Heights

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