



31, Abbotsbury Road, Bishopstoke, Eastleigh, SO50 8NZ
£500,000



ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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An immaculate 4 bedroom detached family house with a south west facing garden, located on the fringe of a small development. The generous family accommodation provides entrance hall, cloakroom, lounge, second reception room with glazed doors to the garden and a super kitchen/breakfast room. To the first floor a master bedroom suite and 3 further bedrooms served by a family bathroom. Garage and pleasant rear garden.

The property is accessed from the road via dropped kerb onto a tarmacadam driveway providing off road parking for a couple of vehicles.

A canopied porch with courtesy light leads to a wooden door with obscured glazed lead lighting opening onto

Front Garden

The front garden is laid principally to lawn with shrub beds.

Utility meters are located to the side of the property (Garage Side)

Entrance Hallway

Textured ceiling with coving, ceiling light point, laminate floor covering, single panel radiator, wall mounted 'Drayton' heating control thermostat.

Staircase leading to the first floor landing.

Lounge

16'4" x 11'4" (5.0 x 3.47)

Textured ceiling with coving, two ceiling light point, walk in box bay window with upvc double glazing, double panel radiator, provision of power points, television point. The room centres on a open fire.

From here a large opening leads through a second reception room.



Second Reception Room

11'4" x 10'6" (3.47 x 3.21)

Textured ceiling with coving, ceiling light point, double panel radiator, provision of power points, aluminium double glazed sliding doors giving direct access onto the rear garden.

A four panel door gives access through to the kitchen / diner.



Kitchen / Diner

23'1" x 10'6" (7.06 x 3.22)

Can be accessed either from the second reception room or independently from the entrance hallway.

A fantastic versatile space for family life and entertaining.



Kitchen Area

The kitchen is fitted with a range of 'mid blue' coloured cupboard and drawer base units, corian heat resistant worksurface with a matching range of wall mounted cupboards over, inset stainless steel sink unit with mono bloc mixer tap, 'AEG' four burner induction hob with stainless steel chimney style extractor hood over, 'Bosch' fan assisted electric oven, built in tall fridge / freezer, 'Neff' integrated full sized dishwasher.

A oak topped breakfast bar provides useful seating.

Smooth plastered ceiling, two downlighters, four LED spot lights, ceramic glazed splashback tiling and 'Karndean' style flooring.

From here an archway leads through to a utility area.



Dining Area

Smooth plastered ceiling, ceiling light point, 'Karndean' style flooring, double panel radiator, provision of power points, Natural light is provided by a upvc double glazed window to the rear aspect.

A six panel door opens to useful downstairs storage cupboard.



Utility Area

7'10" x 5'2" (2.40 x 1.60)

The utility is fitted with a range of low level and wall mounted cupboards, heat resistant worksurface with an inset stainless steel sink with drainer, ceramic glazed splashback tiling, space for and undercounter appliance and a tall free standing appliance.

Textured ceiling with coving, ceiling light point, access to roof void, single panel radiator, continuation of 'Karndean' style flooring from the kitchen / dining area.

Wooden double glazed window with leaded lighting to the side aspect, a wooden door with single glazed window and leaded lighting gives access to the rear garden.



Cloakroom

Fitted with a two piece coloured suite comprising pedestal wash hand basin with ceramic glazed splashback tiling, low level close coupled wc

Textured ceiling with coving, ceiling light point, extractor fan, lino floor covering, single panel radiator.

First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. The landing has textured ceiling with coving, ceiling light point, power point.

A four panel door opens to an airing cupboard housing a pressurized hot water cylinder with slatted linen shelving over.

Bedroom 1

15'5" x 11'4" (4.70 x 3.47)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.

The room benefits from a range of mirror fronted wardrobes with sliding doors providing a good degree of hanging rail and shelving.

A four panel door opens to ensuite shower room.



Ensuite Shower Room

5'5" x 6'6" (1.67 x 2.0)

Fitted with a wash hand basin and wc set within a vanity unit with a matching wall mounted cupboard over, large double shower enclosure with thermostatic shower valves within and tiled to full height.

Textured ceiling with coving, ceiling light point, obscure upvc double glazed window to the front aspect, heated towel rail, lino floor covering.



Bedroom 2
14'1" x 10'9" narrowing to 8'7" (4.30 x 3.30
narrowing to 2.62)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points, a built in storage cupboard opens providing hanging rail and shelving.



Bedroom 3
11'7" x 8'3" (3.55 x 2.52)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



Bedroom 4
9'8" x 7'11" widening to 10'8" (2.95 x 2.43
widening to 3.26)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



Family Bathroom
6'6" x 6'6" (2.0 x 1.99)

Textured ceiling, ceiling light point, coving, obscure wooden double glazed window to the rear aspect, vinyl floor covering, single panelled radiator. Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc, panelled bath. Tiled to full height in a ceramic glazed tile and half height around the wc and wash hand basin.

Double Garage

Is accessed by double opening up and over doors or via a personal door, natural light is provided by a wooden glazed window. 'Valiant' boiler is located here with further range of kitchen cupboards providing further useful storage.

The garage benefits from power and lighting and houses the electric consumer unit and access to roof void.

Rear Garden

Stepping out from the second reception room onto an area laid to patio and continues to the front of the property and return to the side, outside cold water tap, power point.

An area is laid to block paving and continues down the garden to the rear boundary. Laid principally to lawn with shrub beds, wooden framed potting shed with leaded lighting double glazed windows.

Enclosed by a brick wall to one boundary and timber fencing to the others.



Summer House



