



1, Monksbrook Close, Eastleigh, SO50 9NQ
Offers In Excess Of £475,000

A delightful extended detached bungalow, offering flexible accommodation, situated in a very convenient cul de sac location, minutes from the town centre and M3/M27 motorways with a pleasant rear aspect backing onto Monks Brook. This spacious home is presented in good decorative order throughout and comprises hall, lounge, dining area, kitchen, 4 bedrooms with ensuite shower to the master, bathroom and separate wc. Externally the property benefits from a detached garage and ample off road parking.

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

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A large 4 bedroom detached bungalow.

The property is accessed from the road via a dropped kerb onto a tarmac driveway providing off road parking. A courtesy light over a upvc door with obscure panel opens to an entrance porch.

Front Garden

The front boundary is enclosed by hedging. An area widening leads through to an area of useful storage.

Gravel area providing further off road parking

Entrance Porch

Upvc double glazed window to the front and side aspect, clay quarry tiled flooring.

An aluminium door with obscure glazing opening to the accommodation.

Kitchen 11'1" x 7'10" (3.40 x 2.40)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect and a laminate floor covering.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono block mixer tap over, four burner electric hob with a chimney style extractor hood over, mid height double oven, built in tall fridge / freezer, space and plumbing for a dishwasher.

From here a upvc door with obscure glazing gives direct access to the the rear garden.



Dining Area 24'10" x 12'0" narrowing to 7'10" (7.57 x 3.67 narrowing to 2.41)

Smooth plastered ceiling with coving, two ceiling light points, upvc double glazed window to the front and side aspect, double panel radiator, laminate floor covering, provision of power points.

The room centres on a log effect electric fire.

A four panel door leads to an inner hallway, and a pair of sliding four panel doors into the lounge.



Lounge Area 14'2" x 11'5" (4.34 x 3.48)

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the front aspect, continuation of laminate floor covering. Double panel radiator, provision of power points, television, Virgin & Sky point.



Inner Hallway

Smooth plastered ceiling with coving, ceiling light point, access to the roof void, double panel radiator.

A four panel door opens to a useful storage cupboard with slatted linen shelving.

From here an opening leads to an office area.

Master Bedroom 12'3" x 9'5" + robes (3.75 x 2.88 + robes)

Smooth plastered ceiling, coving, ceiling light, double panel radiator, laminate floor covering.

The room benefits from fitted wardrobes providing hanging rail and shelving. Natural light is provided by a upvc double glazed door opening to a dressing area.



Dressing Area 7'2" x 11'9" (2.19 x 3.60)

Smooth plastered ceiling, three chrome LED downlighters, upvc double glazed sliding door giving access to the rear garden. Laminate floor covering, provision of power points, space and plumbing for an automatic washing machine.

A six panel door opens to an ensuite shower room.

Ensuite / Wet Room 7'9" x 3'8" (2.37 x 1.13)

Smooth plastered ceiling, two spot lights, obscure upvc glazed window to the side aspect, chrome heated towel rail, corner pedestal wash hand basin, close coupled wc, walk in shower area with glass screen and thermostatic shower valves.

Tiled to full height around the shower area and to full height there after.



Bedroom 4 11'1" x 9'3" (3.40 x 2.84)

Smooth plastered ceiling with coving, ceiling spot light, upvc double glazed window to the rear aspect, single panel radiator, laminate floor covering and a provision of power points.

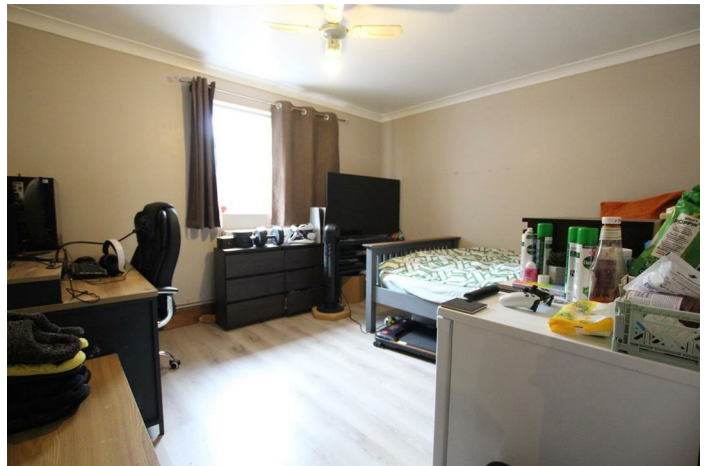
Office Area 9'10" x 8'3" (3.02 x 2.54)

Smooth plastered ceiling, coving, ceiling light point, tall modern radiator, provision of power points.



Bedroom 2 12'8" x 11'0" (3.87 x 3.36)

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points and a laminate floor covering.



Bedroom 3 9'6" x 12'8" (2.90 x 3.87)

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the side aspect, laminate floor covering, double panel radiator, provision of power points.

Two built in cupboards open providing hanging rail and shelving.



Family Bathroom 7'10" x 5'4" (2.39 x 1.64)

Smooth plastered ceiling, three spot lights, extractor fan, obscure upvc glazed window to the side aspect, ceramic glazed tiled floor, metal heated towel rail.

Fitted with a three piece white suite comprising wall mounted wash hand basin, close coupled wc and a P shaped bath with thermostatic shower valves over. Tiled to full height around the bath / shower area and half height thereafter.



Rear Garden

Stepping out onto an area laid to patio providing a very pleasant seating area and hot tub.

The garden is principally laid to lawn with mature shrub beds and enclosed by timber panel fencing, a very pleasant outlook onto an area of cove.



Side Garden

Area laid to tarmac and in turn leading to the garage. A gate leads to the main area of garden.



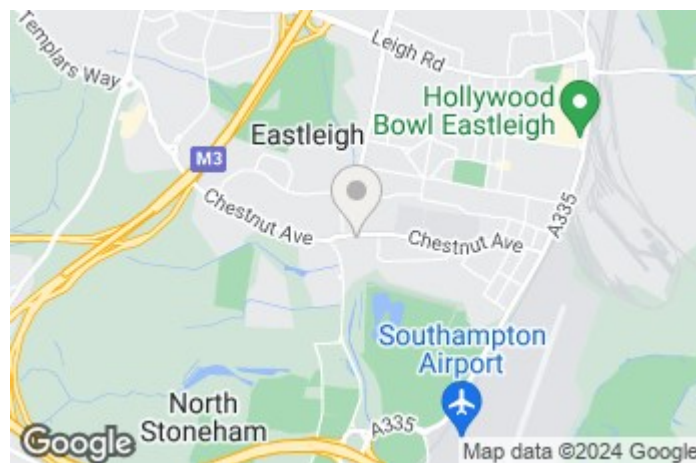
Garage

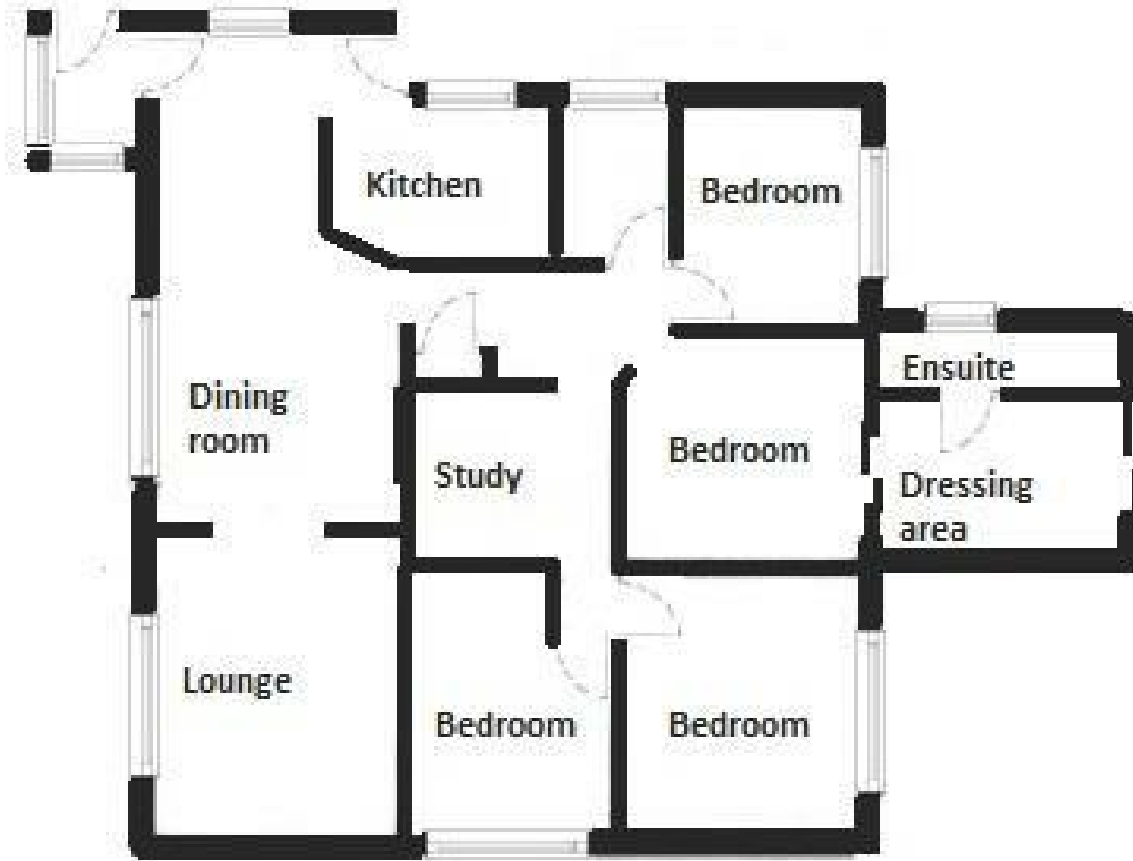
Accessed by a meal up and over door and of pre-fabrication construction.

Ample off road parking



Council Tax Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		