



1, Edwards Drive, Fair Oak, Eastleigh, SO50 7HU

£415,000

Welcome to this charming detached family home located on Edwards Drive in the sought-after area of Fair Oak, Eastleigh. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, including an ensuite to the master bedroom, there is plenty of space for everyone in the household.

The enclosed rear garden provides a private outdoor space where you can enjoy the fresh air and perhaps indulge in some gardening.

Situated among similar properties, this house offers a sense of community while still providing privacy. The location is both convenient and popular, making it an ideal place to call home. Don't miss out on the opportunity to own this wonderful detached house in Fair Oak.

The property also benefits from off road parking and a garage with E.V. charging point.

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

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The property is accessed along the pavement to a paved path to a canopied entrance with courtesy light. A composite door with obscure double glazed panels opens to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, provision of power points.

Staircase leading to the first floor landing.

Lounge 18'6" x 10'3" (5.64 x 3.13)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect and a pair of upvc double opening doors.

Single panel radiator, provision of power points, television/Sky/telephone point(s).



Kitchen Area

The kitchen is fitted with a range of 'white gloss' 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 bloc mixer tap, four burner electric hob with stainless steel splashback and chimney style extractor hood. Integrated fan assisted oven, integrated 'Zanussi' dishwasher, space for a tall fridge freezer.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, continuation of laminate floor covering from the dining area, single panel radiator.

From here a four panel door opens to a useful utility room.



Kitchen / Dining Room 18'6" x 9'5" (5.64 x 2.88)



Dining Area

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front and side aspects, single panel radiator. Laminate floor covering.

A four panel door opens to a useful storage cupboard and houses the electric consumer unit.



Utility Room

Smooth plastered ceiling, ceiling light point, single panel radiator, continuation of laminate flooring and fitted with matching kitchen cupboards. Concealed 'Ideal Logic' boiler, space and plumbing for an automatic washing machine and second under counter appliance. Heat resistant worktop.

Composite door giving access to the garden.



Cloakroom

Fitted with a two piece suite comprising pedestal wash hand basin with splashback tiling, close coupled wc with dual push flush.

Smooth plastered ceiling, ceiling light point, extractor fan, single panel radiator and continuation of laminate floor covering.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway.

Smooth plastered ceiling, ceiling light point, access to the roof void. Upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

A four panel door opens to an airing cupboard, providing useful storage.

Master Bedroom 18'6" x 10'6" narrowing to 6'1" (5.65 x 3.21 narrowing to 1.87)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side and front aspects, two single panel radiators, provision of power points and television point.

The room benefits from mirror fronted double sliding wardrobe doors providing hanging rail and storage.

From here a door opens to an ensuite.



Ensuite 7'2" x 3'10" (2.20 x 1.19)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc with dual push flush, double shower enclosure with glass and chrome sliding doors and thermostatic Myra shower and full height tiled walls within.

Smooth plastered ceiling, ceiling light point, wall mounted extractor fan, upvc obscure double glazed window to the front aspect, single panel radiator, linoleum floor covering.



Bedroom 2 8'5" x 10'8" (2.57m x 3.25m)

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



Bedroom 3 8'11" x 7'6" (2.73 x 2.30)

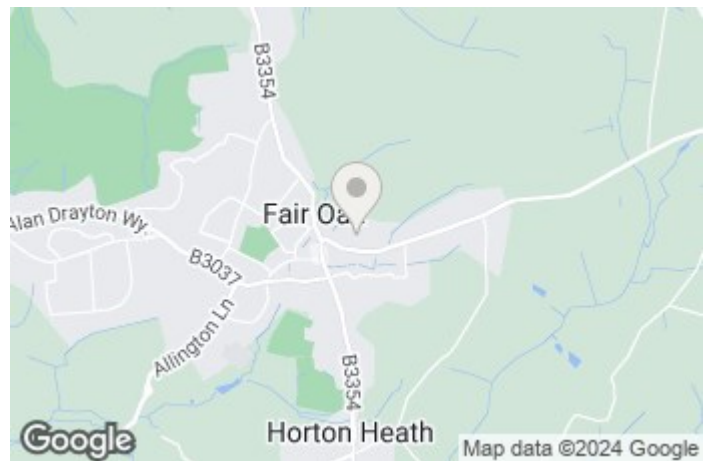
Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, single panel radiator, provision of power points.



Agents Note

We understand that there a cost of approximately £288 per annum payable for the upkeep of communal areas.

Council Tax Band D



Family Bathroom 7'2" x 6'3" (2.19 x 1.92)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc with dual push flush, panel bath with a glass and chrome shower screen over and Myra Vie electric shower within.

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the front aspect, linoleum floor covering, single panel radiator, wall mounted extractor fan.



Front Garden

The front garden is enclosed by low level decorative rope edging and laid principally to lawn with shrub beds and fruit trees.

External utility meters.

Rear Garden

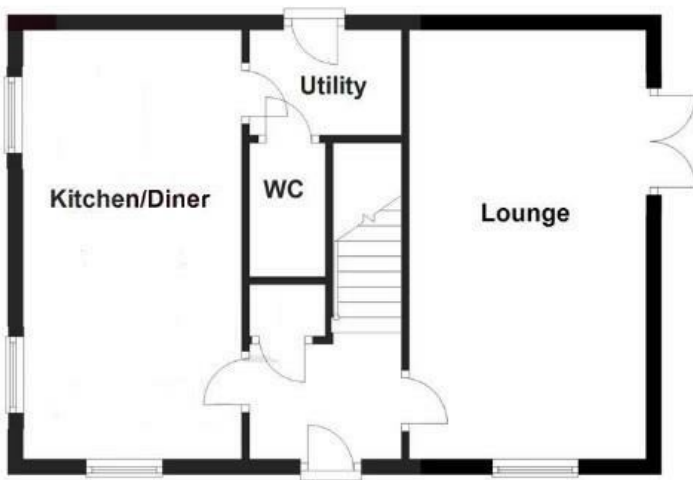
Stepping out from the lounge patio doors onto an area laid to paving and continues, around the side of the garden and to a rear pedestrian gate giving access to the off road parking space and garage.

The garden is enclosed by a brick wall and fencing. Area laid to decking, outside cold water tap.

Garage

EV charging port

Ground Floor



First Floor

