



19, Athena Close, Eastleigh, SO50 8QP
£475,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION !!!

A nicely presented throughout, a detached 4 double bedroom house in a no through road and just a stones throw from Stoke Park Woods. The inviting ground floor accommodation is arranged as a sitting room to the front of the house & arched to a dining room with glazed doors to a sunny patio and the garden, the appliance kitchen is very modern & and is arched to a utility room. Ground floor cloakroom, first floor bathroom & en suite to the master bedroom. Two cars can be parked in front of the garage & the rear gardens are laid as patios and lawn. In a popular school catchment.

The property is a 4 bedroom detached house accessed via a double width driveway to a recessed entrance with courtesy lighting. A decorative part obscure double glazed door with a complementary side panel opens to the entrance hall.

Entrance Hallway

From the hall a staircase leads to the first floor landing. Provision of power points, wall mounted Sunvic central heating thermostat, coved ceiling with two light points and a smoke alarm. The internal doors are of six panelled design with brass furniture.

Cloakroom

The cloakroom has a white suite of close coupled wc and a wall mounted wash hand basin with a chrome mono bloc tap with a tiled splashback. Obscure double glazed window to the side elevation, radiator, coved ceiling with a light point.



Living Room 15'4" + bay x 12'0" (4.68 + bay x 3.66)

A most welcoming principal living room with a walk in double glazed bay window to the front aspect. The room centres a gas fire. In addition the room has a double panelled radiator.



The room has well placed power points, a tv (& Sky) aerial point, and the ceiling is coved and has a light point. Wall light point, two telephone points. From the living room a feature archway accesses the dining room.

Dining Room 8'9" x 8'5" (2.69 x 2.57)

Double glazed french doors opening from the dining room leading into the conservatory. Radiator, power points, Coved ceiling with a light point.



Conservatory 23'4" x 8'4" (7.13 x 2.55)

Constructed of low level walling and upvc double glazed windows over, upvc double glazed french doors opening onto the rear garden. Single panelled radiator and a provision of power points.



Kitchen 15'3" x 6'10" (4.66 x 2.09)

Accessed either via a six panelled door from the entrance hallway or via an arch from the dining room.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset composite sink with drainer and a mono bloc mixer tap and complementary coloured wall mounted cupboards over. Wall mounted extractor fan, space for a range style cooker, space for 2 undercounter appliances, space for a tall fridge / freezer.

Smooth plastered ceiling with coving, two ceiling light points, natural light is provided by two upvc double glazed windows overlooking the conservatory and to the rear garden. A upvc door with obscure glazing, ceramic glazed tiled flooring.



First Floor Accommodation

Is accessed from the entrance hall by a turning staircase with a white painted handrail and at the half landing an obscure double glazed window provides natural light. The galleried landing has a power point, ceiling with a light point and a smoke alarm, and hatch access is provided to the partly boarded roof void via a folding ladder. A built in airing cupboard houses an insulated hot water tank with slatted linen shelving over. The internal doors from the landing are of six panelled design.

Bedroom 1 11'11" x 11'5" (3.65 x 3.50)

A nicely proportioned and very light principal bedroom with a double glazed window to the front elevation. Single panelled radiator, provision of power points, tv point, telephone point, ceiling light point. Ample hanging and shelf space is available with one double and one single built in wardrobe with mirror fronted doors. A door opens to an en suite facility.



Ensuite Facility 6'7" x 4'10" (2.01 x 1.48)

A pristine three piece white suite provides a corner shower cubicle with a multi jet shower and a sliding screen, a close coupled dual flush wc, and a pedestal wash hand basin with a chrome mono bloc tap. The room is fully tiled with quality ceramics, mosaics to the cubicle itself, and the floor is also ceramic tiled. Obscure double glazed window to the side elevation. Wall mounted shaver point, radiator, ceiling light point.

Bedroom 2 11'1" into recess x 11'1" (3.40 into recess x 3.39)

A large second bedroom with two double glazed windows to the front elevation. Single panelled radiator, telephone point, provision of power points. Ceiling light point. This room also has a triple wardrobes providing hanging and shelf space.



Bedroom 3 9'1" x 8'8" + recess (2.77 x 2.65 + recess)

A third double bedroom with a double glazed window overlooking the rear garden. Single panelled radiator, power points, light point, telephone point. A built in single wardrobe has a bifold door.



Bedroom 4 9'10" x 8'0" (3.02 x 2.46)

An excellent fourth double bedroom with a double glazed window to the rear elevation, single panelled radiator, provision of power points, telephone point, ceiling light point.



Family Bathroom 6'9" x 6'2" (2.07 x 1.90)

A stylish white four piece bathroom suite comprising panelled bath with chrome mixer tap and shower attachment, wash hand basin set within a vanity unit and useful storage cupboard below, and a mirror fronted cabinet over with lighting, quadrant shower enclosure with glass and chrome sliding doors and thermostatic shower within, low level dual flush wc. Fully tiled walls and a complementary tiled floor. Chrome heated towel rail, smooth plastered ceiling, four ceiling spot lights and an extractor fan.



Externally

The frontage to the property has a double width tarmac driveway providing off road parking and leading to the internal garage. Hard landscaping has stone chippings. A side pedestrian gate leads via a path to the rear garden and sensored lighting is installed to this area.

Garage 16'8" x 8'0" (5.09 x 2.45)

The garage is accessed by a metal up and over door and the ceiling is textured and has a fluorescent light point. Circuit breakers are wall mounted with 6 locking points and a wall mounted Worcester Bosch gas boiler serves the domestic hot water and central heating. A cold water tap is plumbed in, and a door opens to an understairs storage area. A fire door returns to the hall.

Rear Garden

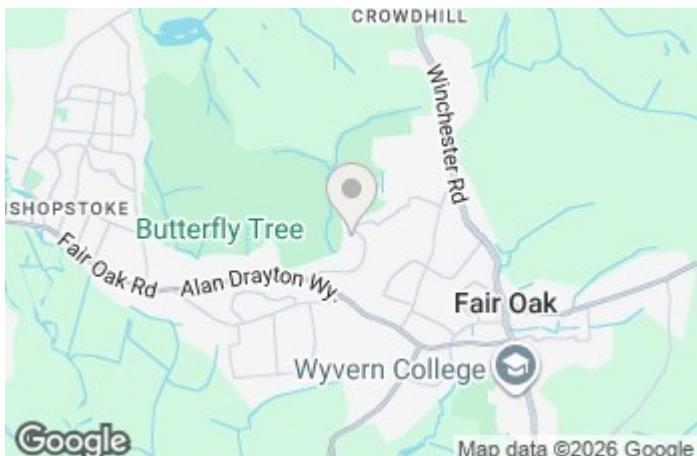
The rear garden is fully enclosed by brick walling and fencing and immediately abutting the property is a full width paved patio offering a pleasant seating area. The houses are slightly staggered adding to the garden's privacy.

Garden lighting is installed and a sensored light is fitted to the rear flank wall. An external power point is installed and a cold water tap.

Council Tax Band E

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





Ground Floor



First Floor

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