



## 4, Exbury Close, Bishopstoke, Bishopstoke, SO50 8PB

### Reduced To £475,000

JUST REDUCED !!! A family sized home located in a popular location close to Stoke Park Woods and on a no through road. Entering the property into a welcoming principle living room, Stunning newly refitted gloss kitchen with open plan dining room, being very light and airy, ground floor cloakroom with the garage being partially incorporated into the living accommodation to provide a useful study area. To the first floor are four double bedrooms and served by a modern refitted family bathroom. 'Family' house is the key word here, epitomising expansive living areas, plenty of storage and off road parking conveniently located in the vicinity of good schools.

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

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The property is accessed via a dropped kerb in turn leading to a driveway providing off road parking for a couple of vehicles. A step leads up to the entrance which is accessed by a half obscure double glazed upvc door with adjacent matching panel.

### ENTRANCE HALLWAY

Staircase leading to the first floor landing, oak floor covering, smooth plastered ceiling with inset LED spot lights, smoke detector, modern panel radiator.

All internal doors are of a four panel design with chrome door furniture.

### CLOAKROOM

Fitted with a modern contemporary two piece white suite comprising on wall wash hand basin with a mono bloc mixer tap, concealed cistern close coupled wc. Tiled flooring and matching wall mounted tiles, plumbed in chrome heated towel rail, smooth plastered ceiling, three down lighters, wall mounted extractor fan and an obscure double glazed window to the side.



### LIVING ROOM 14'0" x 13'5" (4.27m x 4.09m)

Large double glazed window the front aspect, continuation of oak flooring from the entrance hallway, provision of power points, television aerial and telephone point, wiring to accommodate a wall mounted television, smooth plastered ceiling, six downlighters and a multi sensor alarm.

A four panel door leads through to an open plan kitchen / dining room



### KITCHEN / DINING ROOM



### DINING AREA 13'11" x 7'6" (4.26 x 2.31)

Double glazed 'French' doors with full height adjacent panels providing natural light and a pleasant backdrop over the rear garden and Stoke Park Woods. Continuation of floor covering, space for dining table, smooth plastered ceiling, six downlighters and a multi sensor alarm



### KITCHEN AREA 12'2" x 11'5" + 4'9" x 7'3" (3.72 x 3.48 + 1.45 x 2.21)

The kitchen is fitted in a handle less cream gloss fronted cabinets with grey quartz worktops over and complementary part tiled walls, a matching island unit houses an inset stainless steel sink unit with a chrome mono bloc mixer tap over and integral drainer also incorporating breakfast bar area.

Integrated full sized dishwasher, space for automatic washing machine and fridge / freezer. Two double Neff ovens, microwave and warming drawers, five burner induction hob with extractor hood over, continuation of floor covering. Pair of double glazed French doors with adjacent full height window providing natural light. A four panel door opens to a useful under stairs storage cupboard.

A doorway leads through to a study area



### **STUDY AREA 7'11" x 3'11" (2.42 x 1.21)**

Continuation of floor covering, worksurface with useful shelving over, electric consumer unit. Smooth plastered ceiling, four downlighters and a multi sensor alarm.

### **FIRST FLOOR ACCOMMODATION**

Accessed by a straight flight staircase from the entrance hallway with painted handrail gives access to the first floor landing. Smooth plastered ceiling, four downlighters, multi sensor alarm and access to the roof void which has a retractable ladder, boarded and benefits from lighting, the loft also houses the combination gas boiler.

A door opens to a useful cupboard providing slatted linen shelving.

### **BEDROOM 1 14'2" x 9'3" max (4.32m x 2.84m max)**

Large double glazed window the front aspect, oak floor covering, double panel radiator, ceiling light point, wiring for a wall mounted television, double wardrobe providing hanging rail and shelving.



### **BEDROOM 2 10'10" x 8'8" (3.31 x 2.66)**

Double glazed window to the rear aspect, laminate floor covering, double panel radiator, built in double wardrobe, ceiling light point.



### **BEDROOM 3 9'4" x 8'2" (2.85 x 2.49)**

Double glazed window to the front aspect, double panel radiator, laminate floor covering, ceiling light point and built in double wardrobe.



### **BEDROOM 4 8'5" x 8'5" (2.59 x 2.59)**

Double glazed window to the rear aspect, laminate floor covering, double panel radiator, built in single wardrobe.

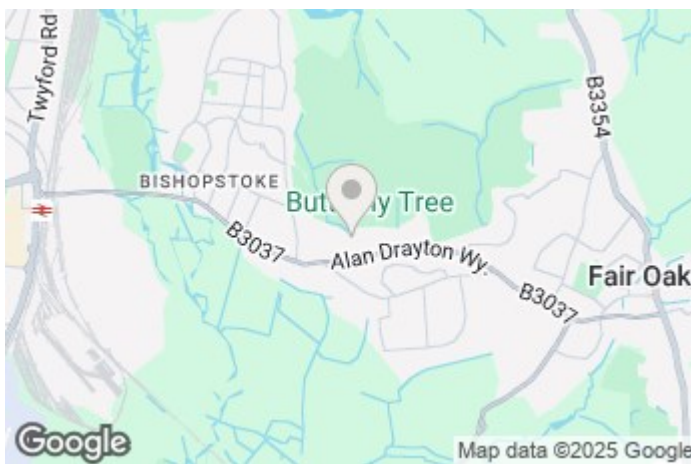


### **FAMILY BATHROOM 8'5" x 5'10" (2.58 x 1.78)**

Fitted with a modern contemporary suite with fully tiled walls. Fitted with a three piece white suite comprising panel bath with mixer tap, shower attachment and screen. Close coupled dual flush wc, wall mounted wash hand basin with a chrome mono



bloc mixer tap and useful storage drawer underneath., heated towel rail, smooth plastered ceiling with four down lighters and an obscure glazed window to the rear.



### **GARAGE 8'1" x 8'11" (2.47 x 2.73)**

The garage has been partially converted and is accessed by a metal up and over door. Benefitting from lighting / power and fitted shelving.

### **REAR GARDEN**

The rear garden is fully enclosed by timber panel fencing. An area of paved patio stretches the width of the property providing a very pleasant seating area with external lighting, double socket and tap. The garden is laid principally to lawn with flower / shrub beds.

External meter cupboard is located down the side of the property.



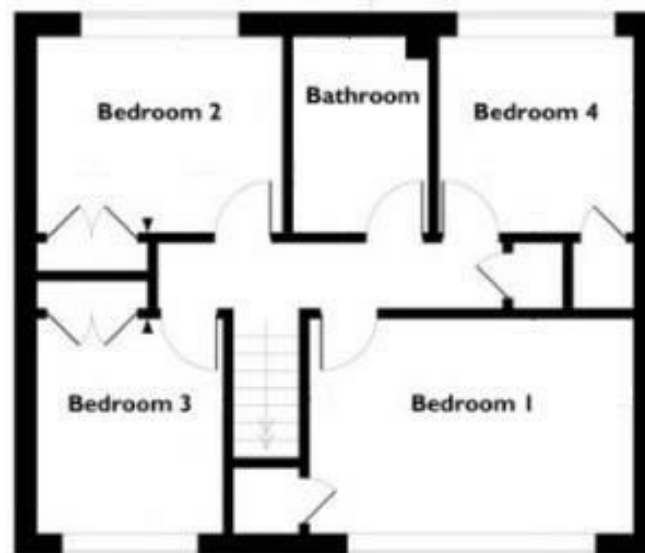
### **Agents Note**

Since the Energy Performance Certificate (EPC) was carried out January 2016 the property has had new upvc double glazed windows and doors, and has also benefitted from increased loft insulation.

### **Council Tax Band E**



Ground Floor



First Floor

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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	