



395, Fair Oak Road, Fair Oak, Eastleigh, SO50 7AB

£475,000

A well presented semi-detached house offers a delightful blend of modern living and original character. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The well-appointed kitchen / family room creates an inviting atmosphere, ideal for both entertaining and everyday living.

The house boasts two reception rooms, providing ample space for relaxation and social gatherings. The laundry room adds a practical touch, making household chores more convenient. Throughout the property, you will find original features that enhance its charm and character, giving it a unique appeal.

One of the standout features of this home is the generous rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed from the road via a dropped kerb onto a gravel driveway which provides off road parking for several vehicles.

A porch to the front with upvc double glazing and constructed of low level cavity wall and pitched roof. leads to a upvc door with double glazing and adjacent side windows leads to ;

Entrance Hallway

Smooth plastered ceiling, original stripped black flooring, traditional style radiator, electric consumer unit / meter mounted to high level and concealed behind a cupboard.

Staircase leading to the first floor landing.

Cloakroom

Smooth plastered ceiling, LED downlight, upvc obscure double glazed window to the side aspect, chrome heated towel rail. Wash hand basin set within a vanity unit with storage below, concealed cistern wc with dual push flush.

Utility Room 8'8" x 7'4" (2.65 x 2.26)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, continuation of flooring from the entrance hallway.

Fitted with a low level cupboard with Inset ceramic glazed Belfast sink with a mono bloc mixer tap, larder style cupboard and wall mounted unit, solid wood bloc oak worksurface. Space and plumbing for an automatic washing machine and space for a tumble dryer.

A pair of double opening cupboards, provide useful storage with shelving and hanging rail.



Lounge 13'6" into bay x 11'8" (4.14 into bay x 3.58)

Smooth plastered ceiling, ceiling light point, walk in upvc, double glazed bay window, picture rail, continuation of flooring from entrance hallway. Traditional style radiator, provision of power points and a television point.

From here a pair of folding doors leads to a dining area.



Dining Area 9'8" x 13'5" (2.95 x 4.09)

Smooth plastered ceiling, ceiling light point, traditional style radiator, continuation of flooring, provision of power points.

From here a large opening leads though to the kitchen / family room.



Kitchen / Family Room 13'11" x 16'6" (4.25 x 5.04)

A light and airy space with natural light provided by Bi fold doors opening up to the rear garden, 3 'Velux' windows and and exposed brick, feature wall and traditional style radiator

Karndean tiled effect flooring.



Kitchen

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with matching upstand and drainer grooves, inset composite sink with a mono bloc mixer tap, provision of power points. 6 LED downlighters and pendant lighting over the breakfast bar.

Integrated 'Bosch' electric double oven, integrated tall fridge / freezer, integrated full dishwasher, integrated microwave, four burner 'AEG' induction hob, wine fridge. Extractor fan



First Floor

The landing is accessed by a straight flight staircase with a quarter turn from the entrance hallway. With a smooth plastered ceiling, ceiling light point, access to the roof void. Natural light is provided by a upvc double glazed window to the side aspect, provision of power points.

Bedroom 1 13'6" x 11'8" (4.13 x 3.58)

Smooth plastered ceiling, picture rail, upvc double glazed bay window, double panel radiator, provision of power points and a television point.



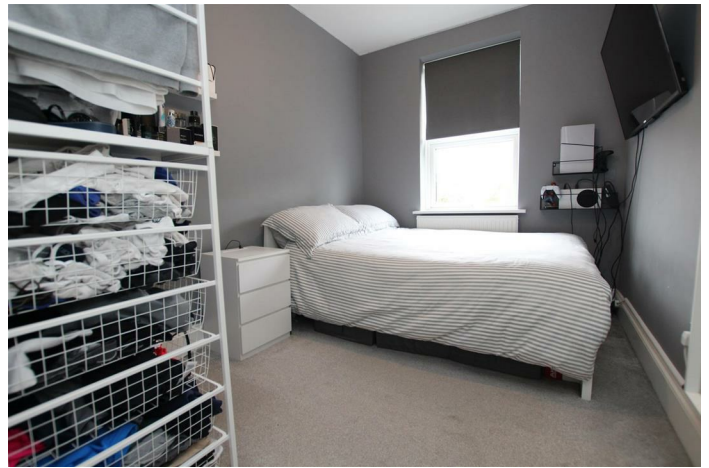
Bedroom 2 13'6" x 9'8" (4.14 x 2.95)

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



Bedroom 3 10'0" x 7'5" (3.06 x 2.28)

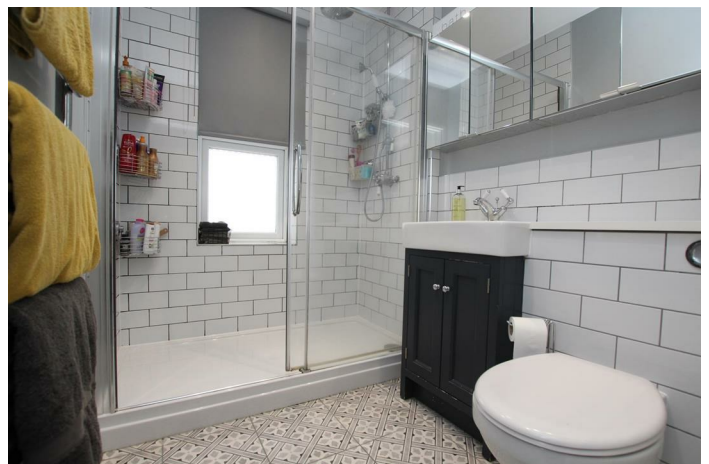
Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points, television point.



Family Shower Room 6'11" x 5'4" (2.11 x 1.64)

Smooth plastered ceiling, three LED down lighters, upvc obscure double glazed window to the front aspect, chrome heated towel rail, ceramic glazed tiled flooring.

Wash hand basin set within a vanity unit with storage below, low level wc with concealed cistern and dual push flush, large double shower enclosure with a glass and chrome sliding door and thermostatic shower valves within. The walls are tiled to half height behind the wash hand basin and wc and to full height around the shower enclosure.



Rear Garden

The rear garden is a particular feature of this property.

Stepping out from the bi-fold doors from the kitchen / family room, onto an area laid to limestone paving providing a pleasant seating area. External power point.

A couple of steps within the sleeper retaining walls leads to the first area of garden which is



Rear Garden Continued

Predominately laid to lawn and enclosed by timber panel fencing and mature shrub beds.

A gate leads to the second area of garden; which is framed again by timber fencing with green house, shed and vegetable plot and second area laid to lawn.

Side Area

An area to the side of the property leads to the garage

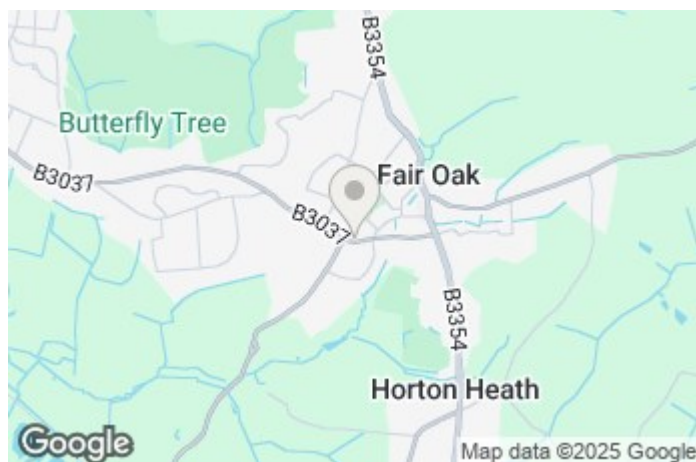
Detached Garage 20'6" x 8'11" + 8'11" x 3'6" (6.27 x 2.72 + 2.72 x 1.08)

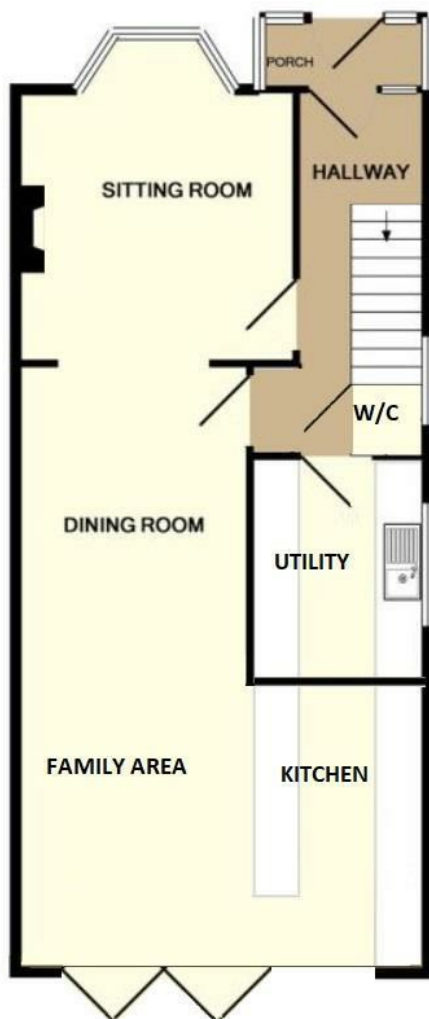
Accessed by a metal up and over door to the front, a personal door to the rear, natural light is provided by an aluminium crittall window to the side aspect. Provision of power points.

To the rear of the garage, a four panel door leads to a further area which benefits from a light point and separate consumer unit.

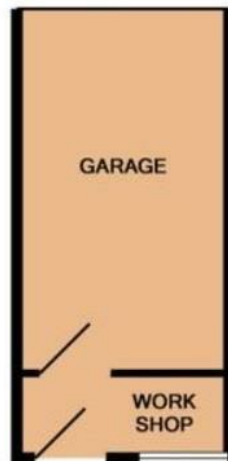
The garage

Council Tax Band C





GROUND FLOOR



1ST 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 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	