



**47, George Raymond Road, Eastleigh, SO50 5SZ**  
**£450,000**

**SIMILAR PROPERTIES URGENTLY REQUIRED**

A delightful 4 bedroom detached house constructed in 2013 situated on the Sirocco Park development. The property comprises of Hall, Cloakroom, Living room, Kitchen/Dining Room, 4 bedrooms with en-suite shower to the master and a family bathroom. The property also benefits from an enclosed rear garden, garage with parking for two vehicles in the drive. Conveniently located within walking distance of the town centre amenities and has easy access on to the M3 and M27 motorways.

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

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The property is accessed from the road where a bloc paved driveway (to the side) creates useful off road parking for a couple of vehicles. A composite door with two obscure glazed windows with a canopy over opens into

### Entrance Hallway

Smooth plastered ceiling, two ceiling light points, single panel radiator. Laminate floor covering, turning staircase to the first floor landing with useful cupboard underneath and houses the electric consumer unit and meter.

### Ground Floor Cloakroom

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, single panel radiator, pedestal wash hand basin with ceramic glazed splashback tiling, low level wc with dual push flush.

### Lounge 16'6" + bay x 11'3" (5.03 + bay x 3.44)

Smooth plastered ceiling, two ceiling down lighters, natural light is provided by a upvc double glazed walk in bay window to the front aspect. Two single panel radiators, provision of power points, telephone and television point.

### Kitchen / Diner 19'10" x 14'7" narrowing to 12'1" (6.06 x 4.47 narrowing to 3.69)

Smooth plastered ceiling, ceiling light point, six down lighters, laminate floor covering, double panel radiator, upvc double glazed window to the rear aspect, upvc double glazed opening patio doors giving direct access onto the rear garden. Two single panel radiators.

The kitchen is fitted with a range of low level cupboard and drawer base units including larder cupboard, 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 over, four burner AEG gas hob, with matching stainless steel extractor hood over. Integrated AEG double fan assisted oven, space and plumbing for an automatic washing machine, integrated 'Beko' dishwasher, space for a tall free standing fridge / freezer.

### First Floor

The landing is accessed by a turning staircase from the entrance hallway. The landing has a smooth plastered ceiling, two ceiling light points, access to the roof void, single panel radiator, and power point.

An airing cupboard opens housing an insulated hot water cylinder with slatted linen shelving over.

### Master Bedroom 13'3" x 10'0" (4.05 x 3.05)

Smooth plastered ceiling, ceiling light point, upvc walk in bay window, single panel radiator, provision of power points and television point. Wall mounted thermostat.



### Ensuite 7'2" x 3'9" (2.19 x 1.15)

Smooth plastered ceiling, three LED chrome down lighters, extractor fan, linoleum floor covering and a chrome heated towel rail.

Fitted with a three piece white suite comprising wash hand basin, close coupled wc with dual push flush, double shower enclosure with glass and chrome sliding doors and thermostatic shower valves and tiled to full height within in a ceramic glazed tiling. Wall mounted shavers point.



### Bedroom 2 10'0" x 11'4" (3.05 x 3.46)

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



### Bedroom 3 9'6" x 7'4" (2.92 x 2.25)

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



### Bedroom 4 7'1" x 9'6" (2.17 x 2.91)

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



### Family Bathroom 5'6" x 7'1" (1.69 x 2.17)

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure glazed window to the side aspect, linoleum floor covering, electric heated towel radiator and a chrome heated towel rail.

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



### Front Garden

The front garden is laid to lawn with mature shrubs

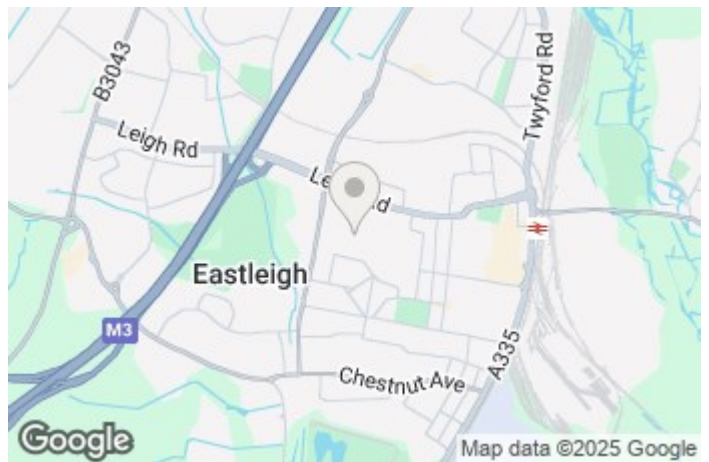
### Rear Garden

Stepping out onto an area of patio and continues down the side of the property to a rear gate and giving access onto the driveway and garage. The rear garden is principally laid to lawn and enclosed by timber fencing.

### Garage 19'8" x 9'7" (6.01 x 2.93)

Accessed via a metal up and over door or personal door from the bloc paved driveway. The garage benefits from lighting and power.

### Council Tax Band E





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