



93, Olympic Way, Fair Oak, Fair Oak, SO50 8QS Reduced To £587,500

JUST REDUCED !!! Nestled in the desirable area of Olympic Way, Eastleigh, this remarkable detached house is a rare find, being offered to the market for the first time since its construction. Perfectly suited for family living, the property boasts four spacious bedrooms, Master Bedroom benefiting from a Modern En-Suite. The home features three well-appointed reception rooms, allowing for versatile living spaces that can be tailored to your family's needs, whether it be a cosy lounge, a formal dining area, or a playroom for the children.

A stunning recently fitted Kitchen is one of the many stand out features of this lovely home incorporating a breakfast room leading to a utility room.

The property also boasts a modern Downstairs Cloakroom and First floor Bathroom

Gas Central Heating and Double glazing throughout.

A Double Garage with off road parking also compliment the property.

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

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The property is accessed from the road via a dropped kerb onto a tarmac driveway and in turn to the double garage. To the side of the driveway is an area laid to gravel and paving to a pedestrian gate, giving direct access to the rear garden.

From the driveway, a couple of steps leads to a canopied entrance with courtesy lighting. A composite door with obscure double glazing and chrome door furniture opening to

Entrance Hallway

Smooth plastered ceiling with coving, two ceiling light points, double panel radiator, double and single power point, heating control thermostat 'Karndean' flooring.

Staircase leading to the first floor landing with oak hand rail and spindles, with useful storage cupboard underneath.

All internal doors have been replaced with oak.

Lounge 19'3" x 11'0" (5.89 x 3.37)

Textured ceiling with coving, two ceiling light points, double and single panel radiators, provision of power points, television points.

A dual aspect room with natural light is provided by a upvc double glazed bay window to the front aspect and a triangular shaped window to the side.

Oak veneered flooring.

From here a pair of double opening oak doors with glazing opens to;



Dining Room 10'11" x 10'3" (3.33 x 3.14)

Textured ceiling with coving, ceiling light point, single panel radiator, continuation of the oak veneered flooring from the lounge.

Upvc patio doors with adjacent full height windows open to the garden.

Study 7'2" x 6'8" (2.19 x 2.05)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, double power point and a telephone point. Continuation of oak veneered flooring.

Ground Floor Cloakroom

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the front aspect, continuation of the 'Karndean' flooring from the entrance hallway, single panel radiator, ceramic glazed walls in a white brick tile with complimentary grey grouting.

Fitted with a two piece white suite comprising wash hand basin set within a vanity unit, close coupled wc with dual push flush.

Kitchen 12'2" x 8'8" (3.73 x 2.66)

The kitchen is a particular feature of this property, recently refitted with a stylish 'Fusion Blue' handleless cupboards and soft closing drawer base units, quartz worksurface with upstands. Matching range of wall mounted cupboards over. Inset composite sink with drainer and a mono bloc mixer tap over, five burner 'AEG' induction hob with a complementary glass splashback, 'Neff' stainless steel chimney style extractor hood over. Two 'AEG' under counter electric fan assisted ovens,

Smooth plastered ceiling, seven down lighters, upvc double glazed window to the front aspect, Portland stone style 'Karndean' flooring.

From here an opening leads to the breakfast room.

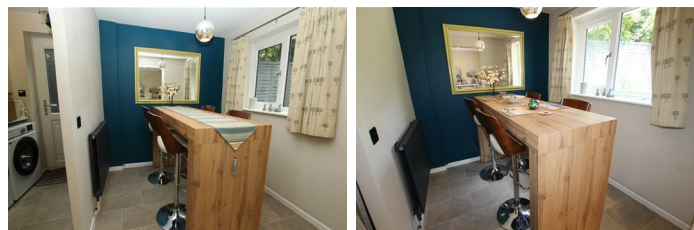


Breakfast Room 7'5" x 6'11" (2.28 x 2.11)

Smooth plastered ceiling, ceiling light point, continuation of flooring from the kitchen, modern radiator.

Natural light is provided by a upvc double glazed window overlooking the rear garden.

From here an archway leads to a utility room.



Utility Room 7'5" x 5'1" (2.28 x 1.57)

Smooth plastered ceiling, ceiling light point, access to the roof void, modern single panel radiator. Space and plumbing for an

automatic washing machine and second appliance. Matching quartz worksurface from the kitchen with upstands with matching from the kitchen wall mounted cupboard and slide out base storage unit. Worcester Bosch boiler.

A upvc door with obscure glazing opens to the side, and an oak door gives direct access to the garage.

First Floor

The landing is accessed via a straight flight staircase from the entrance hallway. Smooth plastered ceiling, ceiling light point, single power point. Access to the roof void with fluorescent light.

An airing cupboard opens an insulated hot water cylinder, electric shower pump with slatted linen shelving.

Master Bedroom 16'2" x 10'11" excl door recess (4.94 x 3.33 excl door recess)

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

The room benefits from a range of fitted quality 'Hammond' furniture comprising two double wardrobes (one with soft closing drawers) and a single mirror fronted cupboard which are duplicated on each side of the room providing ample storage.

From here a doorway leads to an ensuite.

Ensuite 7'0" (into shower recess) x 6'3" (2.15 (into shower recess) x 1.92)

Fitted with a three piece suite comprising wall mounted wash hand basin set within a vanity unit with useful storage below, wc with concealed cistern within a vanity unit with dual push flush. Shower enclosure with thermostatic valves within, dual head.

Smooth plastered ceiling, three LED downlighters with sensor, ceiling extractor fan, obscure upvc double glazed window to the front aspect, modern heated towel rail. Ceramic glazed tiled flooring and full height tiled walls.

Bedroom 2 12'3" into robes x 10'4" (3.75 into robes x 3.15)

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

The room benefits from a range of quality 'Hammond' fitted furniture comprising two double wardrobes (one mirror fronted) and a further full height double cupboard with fitted shelving.

Bedroom 3 12'11" x 9'1" (3.96 x 2.78)

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



Bedroom 4 7'2" (into robes) x 9'2" (2.19 (into robes) x 2.8)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room benefits from 'Hammonds' sliding wardrobe with hanging rails, shelving and soft closing drawers.



Family Bathroom 6'9" x 6'5" (2.06 x 1.98)

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, dual head thermostatic shower within.

Smooth plastered ceiling, four LED down lighters, obscure upvc double glazed to the rear aspect, chrome heated towel rail, 'Karndean' flooring. Ceramic glazed full height tiled walls.

Double Garage 17'7" x 15'10" (5.37 x 4.85)

Accessed either by electric roller shutter doors from the driveway or internally via the utility room.

Smooth plastered ceiling, two ceiling light point, provision of power points, access to the roof void.

Garden Office / Studio 16'0" x 8'0" (4.89 x 2.44)

Constructed by "Booths Garden Studios" in 2018 and chosen because it requires no painting or staining on the exterior for at least 25 years.

A very versatile space and is accessed via a upvc door with double glazed panel. With a smooth plastered ceiling, four wall

spot lights, consumer unit, provision of power points benefitting from an air conditioning /heating unit.

Two large opening windows with four full height double glazed windows (two of which tilt open). Fitted recessed blinds.



Front Garden

The front garden is laid to gravel for ease of maintenance, mature low level hedge to the front boundary with wrought iron railings enclosing the boundary.

Rear Garden

Stepping out from the dining room onto a large area laid patio with a low level retaining wall providing a very pleasant seating area.

The landscaped rear garden is framed with mature shrubs and hedging with established trees providing a tranquil canopy. Two circular areas of lawn, with a second patio / seating area located to the top corner.

Three external power points and cold water tap.



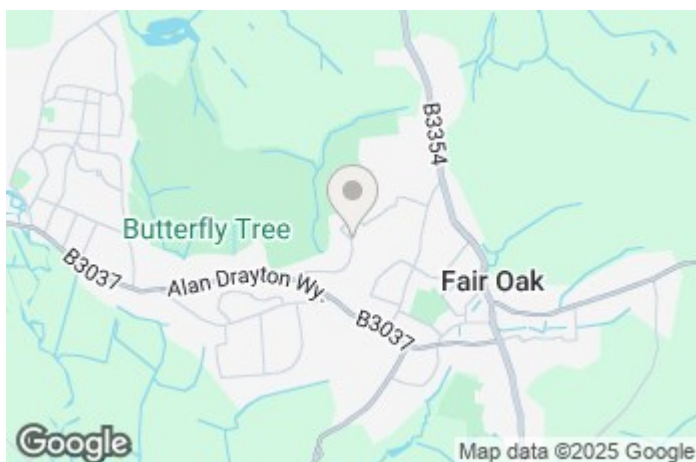
Shed 7'2" x 4'11" (2.19 x 1.52)

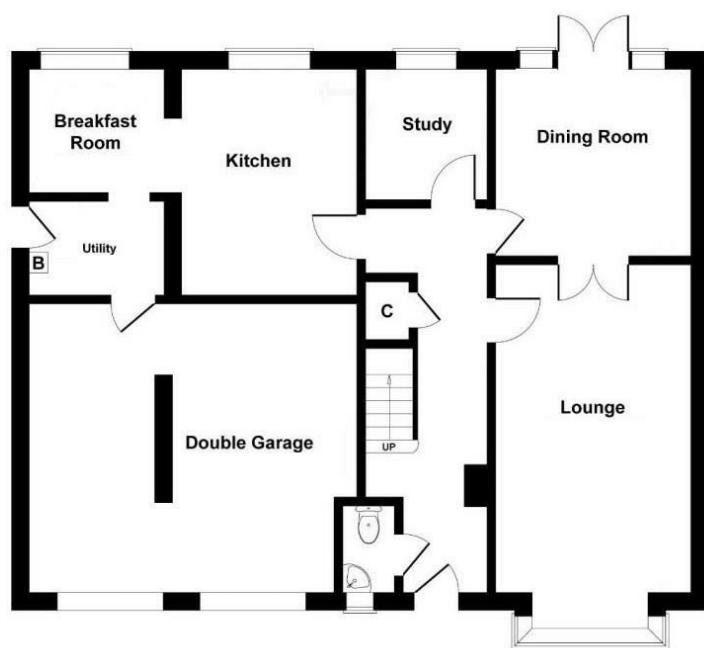
An "Asgard" Secure lockable steel storage shed.

Agents Note

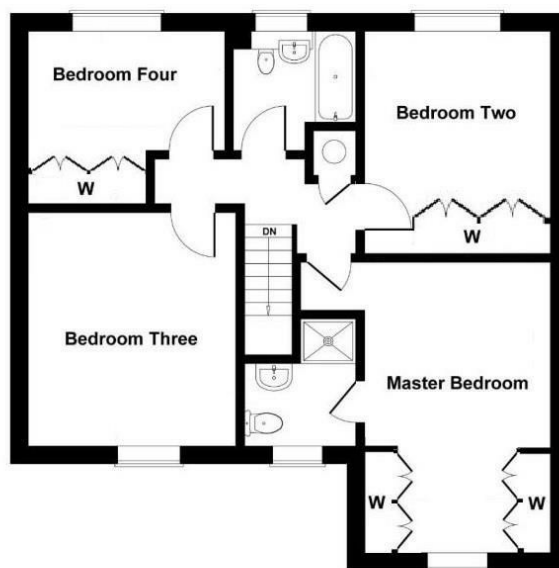
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Council Tax Band E





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 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	