



## 73, Argosy Crescent, , Eastleigh, SO50 5RS

### £500,000

This splendid four-bedroom detached house offers a perfect blend of comfort and style. Upon entering, you are greeted by spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen and dining area, which provides a welcoming space for family meals and gatherings.

The property boasts a delightful sunroom, allowing natural light to flood in and creating a serene spot to enjoy the landscaped garden views. The garden itself is beautifully designed, offering a tranquil outdoor retreat for both children and adults alike.

The master bedroom features an ensuite facility, there is also a full family bathroom and a cloakroom conveniently located on the ground floor.

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

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The property is accessed from the pavement to a pathway, in turn leading to a canopied entrance with courtesy light over. A composite door with obscure glazing and chrome door furniture opens to

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, two single panel radiators and a laminate floor covering.

Staircase leading to the first floor landing with useful under stairs cupboard.

### Cloakroom

Smooth plastered ceiling, ceiling light point, extractor fan, single panel radiator, continuation of laminate floor covering from the entrance hallway.

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



### Utility Area 6'0" x 5'3" (1.83 x 1.61)

Fitted with a range of matching cupboards from the kitchen with a heat resistant worksurface over. Space and plumbing for an automatic washing machine.

Smooth plastered ceiling, ceiling light point, continuation of tiled flooring from the kitchen / dining room.

Composite door with glazed panel opens to the rear garden.



### Kitchen / Dining Room 21'7" x 9'8" (6.59 x 2.96)

#### Kitchen Area

The kitchen is fitted with a range of white fronted cupboard and drawer base units, 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. Four burner gas hob with a stainless steel extractor hood over and splashback. 'Neff' single oven, space and plumbing for a dishwasher, space for a tall fridge freezer.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, ceramic glazed tiled flooring. Behind a wall mounted cupboard a 'Ideal Icos' boiler is concealed.

### Lounge 22'2" x 10'4" (6.76 x 3.15)

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the front aspect, double and single panel radiator. Continuation of laminate floor covering from the entrance hallway, provision of power points, television point.

The room centres on a log burning stove with slate hearth, surround and oak mantle over.

From here a pair of upvc double glazed doors open to a sun room.



### Dining Area

Ceramic glazed tiled flooring, single panel radiator, ceiling light point.

Natural light is provided by a upvc double glazed window to the front aspect,



### Sun Room 11'6" x 9'10" (3.51 x 3.02)

Smooth plastered ceiling, four chrome down lighters, three wall

light points. Wall mounted 'Dimplex' panel heater and a provision of power points.

Constructed of low level brick walling with upvc double glazing over. A pair of opening upvc doors give direct access to the patio and rear garden.



### First Floor

The landing is accessed via a straight flight staircase from the entrance hallway.

With a smooth plastered ceiling, ceiling light point, access to the roof void. An airing cupboard opens housing a pressurised hot water cylinder and slatted linen shelving.

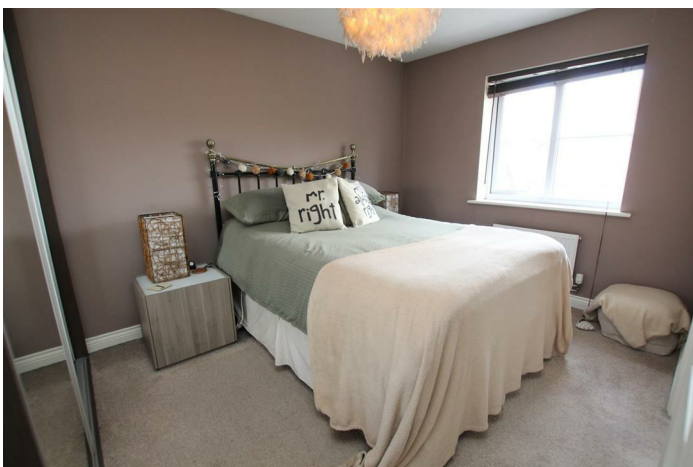
All doors are of a six panel design.

### Master Bedroom 9'10" max x 12'7" (3.0 max x 3.84)

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 fitted wardrobes accessed by mirror fronted sliding doors, and provides hanging rail and shelving.

From here a six panel door opens to an ensuite facility.



### Ensuite Shower Room 6'2" x 4'9" (1.90 x 1.45)

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure double glazed window to the rear aspect, chrome heated towel rail.

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc with dual push flush, single shower enclosure accessed by a folding glass and chrome door. Principally tiled to half height and to full height within the shower enclosure with thermostatic valves within.



### Bedroom 2 13'0" x 8'9" (3.98 x 2.69)

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



### Bedroom 3 8'11" x 10'7" (2.74 x 3.24)

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

A pair of six panel doors open to a large wardrobe providing hanging rail and shelving.





#### Bedroom 4 12'4" max x 6'6" (3.76 max x 2.0)

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 built in dressing table with drawers.



#### Family Bathroom 6'6" max x 6'3" (2.0 max x 1.91)

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the rear aspect, chrome heated towel rail, linoleum floor covering.

Fitted with a pedestal wash hand basin, close coupled wc with dual push flush, panelled bath with part glass and chrome shower screen and thermostatic shower valves within. Ceramic glazed tiling to full height and splashback to the wash hand basin.



#### Rear Garden

The rear garden has been landscaped for ease of maintenance. Principally laid to artificial grass with surround raised shrub beds.

Stepping out from either the kitchen or sun room onto an area laid to bloc paving providing a very pleasant seating area.

A gate leads to the driveway and onto the front of the property. A six panel door gives pedestrian access to the garage.



#### Front Garden

Is principally laid to mature shrubs

#### Garage 19'7" x 9'10" (5.98 x 3.0)

Accessed either by an electric roller shutter door from the driveway or independently from the rear garden.

The garage benefits from power and lighting along with eaves storage.

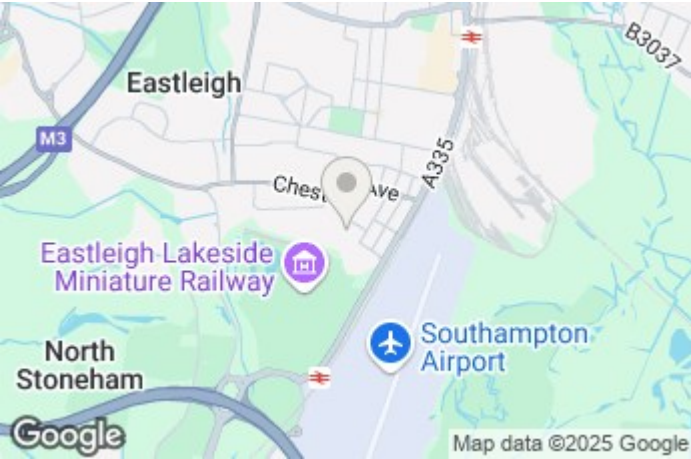


#### Ancillary Space 14'0" x 8'9" (4.29 x 2.69)

An area behind the garage has been converted making a versatile space, and accessed by a pair of upvc double glazed patio doors.

Boarded walls, provision of power points and a light point

Council Tax Band D





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	