



The Wickets, 27, Centaury Gardens, Eastleigh, SO50 7NY
£280,000

A welcoming and carefully maintained home in a quiet desirable location, extended to the ground floor to provide additional living accommodation, and is now arranged as an entrance hall, dining/study area, fitted kitchen, living room (or third bedroom) The two first floor bedrooms are served by a fully tiled modern bathroom. Gas central heating is installed and the house is double glazed. The fully enclosed and landscaped garden is wider than average and the property also benefits from a garage in addition to off road parking to the rear. Also there is potential to extend upwards on the existing single story extension (subject to necessary planning permission)

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To the front is a brick paved forecourt providing off road parking edged with hedge, shrubs and ornamental tree, external gas and electric meter cupboards, canopied entrance and sensored wall light point, part double glazed panelled door which opens onto the

ENTRANCE HALLWAY

Staircase to the first-floor landing, ceiling light point, smoke alarm, radiator, a fifteen-light glazed panelled door opens onto the

DINING ROOM / STUDY AREA 16'8" x 11'10" into stairwell (5.09 x 3.61 into stairwell)

Double glazed window to the front elevation with side opening casements, double panelled radiator, dado rail, ceiling light point, under stairs cupboard, a full height display bookshelf with double cupboard, corner desk unit with three drawer chest and cupboard with a slide out shelf for a computer, internet point, wall mounted digital thermostat for the central heating and hot water programming, a fifteen light panelled door opening onto the



LOUNGE / BEDROOM 3 10'8" x 11'10" (3.27 x 3.62)

A very pleasant dual aspect room with the benefit of double glazed sliding patio doors giving access to the patio and rear garden, double glazed window to the front elevation with opening casement, radiator, dado rail, coved ceiling, ceiling light point, two wall light points, access to roof void, TV point



KITCHEN 11'9" x 7'10" (3.59 x 2.39)

A double glazed window to the rear elevation with side opening casement, part leaf patterned double glazed door giving access to the garden, the kitchen is fully fitted with a range of light wood fronted cabinets with chrome style handles and comprises a granite effect heat resistant work surfaces with an inset one and a half bowl enamel single drainer sink with chrome monobloc mixer tap above, good range of cupboard and drawer base

units under the work surfaces, matching wall mounted cupboards over, complementary part tiled walls, ceramic tiled floor, one wall mounted cupboard conceals the Worcester combination gas boiler, built in Bosch double electric oven and grill with five burner gas hob inset with a concealed extractor hood above, space for a American fridge freezer, space and plumbing for an automatic washing machine, space for a tumble drier, plain plastered ceiling with double florescent ceiling light, wiring for a wall mounted TV, radiator, Phone point



FIRST FLOOR LANDING

Accessed from the hallway via a straight flight staircase, white painted handrail, landing has ceiling light point, access to the roof void which is party boarded and has lighting, internal doors on the first floor are all four panelled with chrome door furniture

BEDROOM 1 11'6" excluding door recess x 9'9" maximum narrowi (3.52 excluding door recess x 2.99 maximum narrowin)

Double glazed window to the front elevation with side opening casement, an excellent range of fitted furniture, a triple aspect wardrobe in recess, either side of the bed are two full height wardrobes, dressing table with mirror, four drawer chest beneath and cupboard above, worksurface with 13 drawers and a cupboard, two beside cabinets with three drawer chest under, ceiling light point



BEDROOM 2 10'8" x 6'9" (3.26 x 2.08)

Double glazed window to the rear elevation with side opening casement, radiator, built in full height mirror fronted double wardrobe with sliding doors



BATHROOM 7'10" x 4'8" (2.40 x 1.44)

A fully tiled bathroom with a vinyl floor, a three piece white suite comprising of p-shaped shower bath with plumbed in shower and shower screen over, flexible shower hose as well as above bath shower, vanity unit with wash hand basin, mono-bloc tap, double cupboard and three drawer units underneath, close coupled WC, wall mounted mirror, obscure double glazed window to the rear elevation with opening casement, plain plastered ceiling, ceiling light point, ceiling extractor fan, wall mounted shavers point, wall mounted mirrored cupboard with display shelves and downlighters



EXTERNALLY

TO THE FRONT

Brick paved forecourt providing off road parking edged with hedge, shrubs and ornamental tree, external gas and electric meter cupboards, canopied entrance and sensored wall light point

REAR GARDEN

A wider than average garden, immediately abutting the rear of the property is a flagstone patio, enclosed by a low level post and rail fence, outside tap, various external lights, gate giving pedestrian access to the side, from the patio area is a gate opening onto a path leading to the garage, In rear corner is another patio area, rest of the garden is laid to lawn with mature flower/shrub beds, a garden shed, personal door into the garage.



GARAGE 16'6" x 8'8" (5.05 x 2.66)

A metal up and over door, pitched roof, plenty of light and power, space for tumble drier.



