



10, Burns Close, Eastleigh, SO50 5DU
Reduced To £325,000

JUST REDUCED !!! A nicely proportioned 4 bedroom home, set amongst similar style homes in a quiet residential cul de sac, close to shops and very handy for the M3 & M27. This extended family sized property provides entrance hallway, cloakroom, 20'6" x 9'9" lounge and a fine kitchen / dining area. All bedrooms are to the first floor with the master boasting an ensuite facility.

An enclosed rear garden with large outbuilding to the rear, and plenty of off road parking provides a substantial house for a growing family.

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

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A 4 bedroom terrace extended to the rear with a double storey extension.

The property is accessed from the road onto a tarmacadam driveway providing off road parking for numerous vehicles.

Entrance Porch

The property is accessed via a upvc porch to the front aspect. From here a fifteen light obscure glazed door opens onto;

Entrance Hallway

Smooth plastered ceiling, ceiling light point, radiator, cupboard housing the electric consumer unit and meter. Laminate floor covering.

Staircase leading to the first floor landing with useful understairs storage cupboard.

Cloakroom

Fitted with a close coupled wc, and wall mounted wash hand basin.

Smooth plastered ceiling, ceiling light point, extractor fan, ceramic glazed tiled floor.

Lounge 20'6" x 9'9" (6.25m x 2.97m)

Smooth plastered ceiling, two ceiling light points, coving, upvc double glazed window to the front aspect, two single panel radiators. Provision of power points, and television point.

From here an opening leads through to the dining area.

Kitchen / Diner

Spanning the rear of the property

Kitchen Area 13'3" x 6'4" (4.04 x 1.95)

The kitchen is fitted with a range of dark fronted cupboard and drawer base units with stainless steel handles, composite worksurface with an four burner 'Lamona' electric hob, stainless steel chimney style extractor fan, inset sink with a mono bloc mixer tap, integrated full sized dishwasher, integrated double oven, space for a tall fridge / freezer. Integrated washing machine.

Smooth plastered ceiling, four LED spot lights, ceiling light point. Natural light is provided by a upvc double glazed window to the rear aspect.

Dining Area 7'11" x 9'8" (2.42 x 2.96)

Smooth plastered ceiling, four LED spot lights, laminate floor covering. Two modern radiators, provision of power points, upvc double glazed double opening patio doors onto the rear garden.



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.

An airing cupboard opens and houses an Ideal combination boiler with slatted linen shelving.

Bedroom 1 15'6" x 7'6" (4.74 x 2.29)

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

A door opens to ensuite facility.



Ensuite 7'1" + recess x 4'10" (2.17 + recess x 1.49)

Smooth plastered ceiling, ceiling light point, light well, extractor fan, ceramic glazed tiled flooring.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with useful storage below, close coupled wc with dual push flush, panel bath with glass and chrome shower screen over. Mono bloc mixer tap and thermostatic shower valves within.



Bedroom 2 10'2" x 9'10" (3.10 x 3.0)

Upvc double glazed window to the front aspect, single panel radiator, provision of power points and a television point.



Bedroom 3 9'5" x 6'3" (2.89 x 1.91)

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

Large opening through to a useful storage cupboard.



Bedroom 4 10'2" x 6'2" (3.12 x 1.90)

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

Family Shower Room 5'3" x 4'7" (1.62 x 1.41)

Smooth plastered ceiling, ceiling light point, extractor, ceramic glazed tiled floor, chrome heated towel rail.

Wash hand basin set within a vanity unit with storage below, close coupled wc., corner shower enclosure with thermostatic shower valves. Ceramic glazed tiled walls with mosaic boarder.



Front Garden

The front garden is principally laid to tarmacadam with rockery to the front. Pedestrian side access with flying freehold. External electric car charging point.

Rear Garden

Stepping out onto a large area laid to patio providing a very pleasant seating area. A pedestrian gate gives access to the under-croft. Outside cold water tap, external power point.

A block paved path winds down, the garden to an area of garden laid to lawn, enclosed by timber panel fencing and shrub beds.

To the second area of garden (to the rear) is an area laid to hard standing giving a private and secluded area. Large timber outbuilding

Timber Outbuilding 10'1" x 8'10" + 9'7" x 9'6" (3.08 x 2.70 + 2.94 x 2.90)

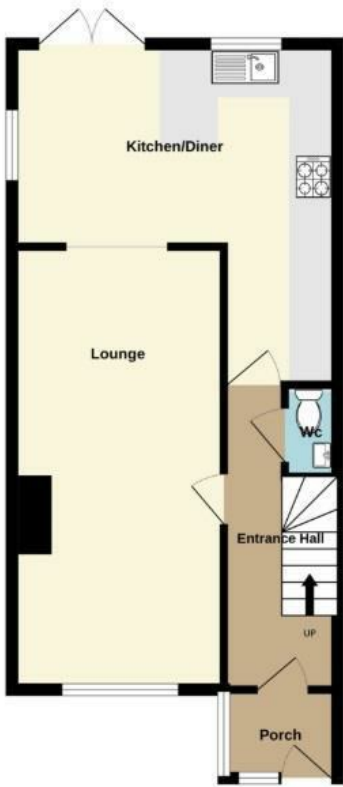
Spit into two, comprising storage to one half,

Polycarbonate roof with a pair or doors leading through to the second area, (or accessed independently by a pair of wooden glazed doors) and could be utilised as a further family area.

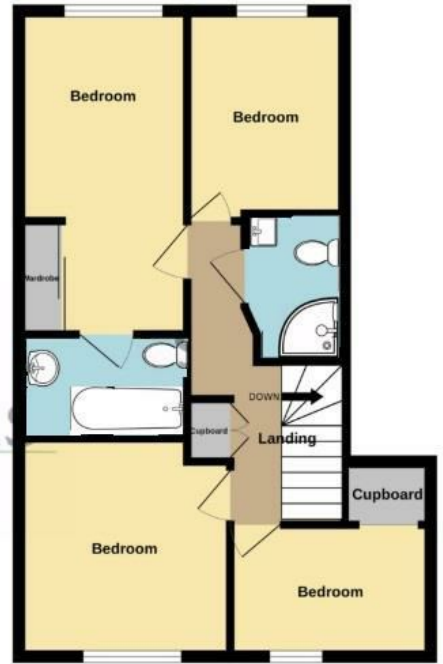
COUNCIL TAX BAND C



Ground Floor
52.9 sq.m. approx.



1st Floor
46.1 sq.m. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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	