



15 Damson Crescent
Fair Oak
SO50 8RD



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Offers in Excess of £475,000

INTRODUCTION

A stunning four bedroom detached family home set within the popular area of Fair Oak. Accommodation on the ground floor briefly comprises of a modern kitchen/breakfast room, spacious sitting room, separate dining room, conservatory and ground floor cloakroom.

On the first floor there is a good size master bedroom with modern en-suite, family bathroom and a further three double bedrooms.

Outside the property has a driveway with off road parking for two vehicles, integral single garage and a fully landscaped rear garden.

To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended.



INSIDE

The front door opens into the spacious hallway which has been laid to wood effect flooring, with stairs leading to the first floor and doors leading to all principal rooms. A door to one side leads through to the ground floor cloakroom which has a double glazed window to the front aspect and has been fitted with a wash basin, low level W/C, heated towel rail and has tiled flooring. A further door opposite leads directly into the lovely bright sitting room which has a double glazed bay window to the front aspect, feature wood burning stove, fitted carpet and double doors that lead through to the dining room. The Dining room has space for a large dining table and chairs and has double glazed sliding patio doors leading out onto the rear garden.

To the rear of the property there is a lovely 18ft kitchen/breakfast room which has a double glazed window overlooking the garden and French doors that lead through to the conservatory, there is also internal access to the garage and useful understairs storage.

The kitchen itself has been fitted with a matching range of wall and base units with cupboards and drawers under and oak effect worktops. There is an integrated electric oven, gas hob with extractor over and dishwasher, with additional space for a freestanding American style fridge freezer. The room has been laid to oak effect laminate and tastefully decorated. The garage has plumbing for a washing machine and tumble dryer and is used as both a garage and utility area. The bright and airy conservatory has been laid to oak effect laminate flooring with double glazed French doors leading out onto the rear garden.

On the first floor landing there are doors leading to all rooms and access to the loft space which is part boarded and has light, there



is also a useful airing cupboard to one side. The master bedroom has a double glazed window overlooking the garden with fitted wardrobes to one wall, the room also benefits from an en-suite shower room comprising of a shower cubicle, wall mounted wash hand basin set in vanity unit with cupboards under and low level WC.

There are then a further three double bedrooms two of which have large storage cupboards/wardrobe space. The well appointed family bathroom has an obscured window to the side and has been fitted with a modern white suite comprising of a panel enclosed bath with shower over, wash hand basin and low level WC set in vanity unit with cupboards under. The room is also fully tiled, with a heated towel rail to one wall.

LOCATION

The property is close to both Bishopstoke and Fair Oak's primary schools and only minutes away from Wyvern College which caters for 11-16 year olds and

has academy status. Hedge End and its retail park that include M&S and Sainsbury's is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.

OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles with access to the integral garage which has an up and over door, power and light and is lined with mature hedgerows with a lawned area to one side. A gate to one side provides pedestrian access through to the fully enclosed, south facing garden.

The garden itself has a lovely paved seating area and is well stocked with a variety of flowers and shrubs, leaving the rest of the garden mainly laid to lawn, there is also a garden shed to one corner offering useful storage.



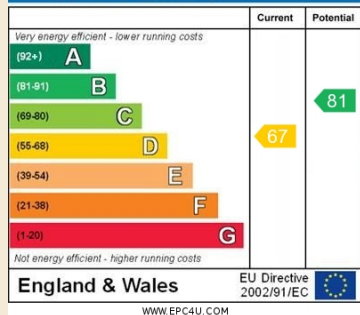
SERVICES

Gas, water, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Eastleigh Borough Council - Band E

Energy Efficiency Rating



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MEASUREMENTS:

KITCHEN/BREAKFAST ROOM

18' 2 ft x 10' 0 ft

SITTING ROOM

19' 1 ft x 11' 1 ft

DINING ROOM

11' 4 ft x 9' 3 ft

CONSERVATORY

12' 1 ft x 12' 1 ft

MASTER BEDROOM

10' 8 ft x 10' 7 ft

BEDROOM TWO

12' 2 ft x 9' 6 ft

BEDROOM THREE

10' 8 ft x 8' 7 ft

BEDROOM FOUR

11' 4 ft x 9' 4 ft

GARAGE

20' 4 ft x 9' 8 ft



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