



29 Pavilion Close
Fair Oak
SO50 7PS



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Offers in Excess of £480,000

INTRODUCTION

A well presented four bedroom detached family home ideally located close to Fair Oak village and within catchment for Fair Oak Juniors School and Wyvern College.

Accommodation on the ground floor briefly comprises of a large living room, modern open plan kitchen/breakfast room, separate dining room, conservatory, utility and cloakroom.

On the first floor there is a spacious master bedroom with en-suite and fitted wardrobes, a further three good size bedrooms and a well appointed family bathroom.

Outside offers an integral garage and driveway with parking for two vehicles and attractive landscaped gardens to both the front and rear.

This truly wonderful home is offered with no forward chain and must be viewed to fully appreciate both its location and the accommodation on offer.



INSIDE

The property is approached via a pathway leading to a double glazed front door which opens into a spacious entrance hall, with stairs leading to the first floor with storage under and wood effect laminate flooring. A door to one side then leads through to a bright and spacious living room which has a feature bay window to the front aspect and wood burner with surround to one wall, the room has been laid to oak flooring and has TV and various power points, and a set of double doors that lead through to the dining room. The dining room has space for a table and chairs with oak flooring and bi-fold doors that lead through to the bright and airy conservatory, a further door to one side also leads through to the kitchen.

The conservatory is a wonderful bright room offering versatile living space with grey tile effect flooring and French doors that lead out on to the garden. The modern kitchen/breakfast room has a window overlooking the rear garden and has been finished to a high standard, fitted with a matching range of high gloss wall and base units, with cupboards and drawers under and complimentary granite effect worktops. There is an integrated oven and gas hob with extractor over, with space for a freestanding fridge, the room also benefits from complimentary wall tiling, spotlights and light wood effect laminate flooring.

A door to one side leads through to the utility room which has been fitted with matching wall and base units with worktop styled to match the kitchen, the room has a stainless sink and drainer, space and plumbing for an automatic washing machine and freezer, built in wine cooler and spotlights. A door to the rear leads to the ground floor cloakroom which has a double glazed window to the side and has been fitted with a pedestal wash hand



basin and low level W/C with radiator to one wall and complimentary flooring. On the first floor landing there is access to the part boarded loft space and doors leading to all rooms. The master bedroom is a lovely bright space with a feature bay window to the front aspect and a further window offering plenty of natural light, there are fitted triple wardrobes and a modern en-suite with window to the front, double width shower cubicle, wash hand basin and low level WC, the room also has tiled flooring, spot lighting and a heated towel rail to one wall.

There are then a further three bedrooms all overlooking the rear garden, two of which are doubles with fitted wardrobes and a single with storage cupboard to one corner.

The well appointed family bathroom has an obscured window to the side and has been fitted with a panel enclosed bath with shower over, wash hand basin set in vanity unit and low level WC with tiled flooring, and heated towel rail to one wall. To one corner there is an airing cupboard housing the hot water tank.

OUTSIDE

To the front of the property there is an attractive garden which is mainly laid to lawn with shrub and flower borders, a driveway provides off road parking for two vehicles and also leads to an integral garage with up and over door, power and light. There is also gated pedestrian side access to the rear garden which has been landscaped and offers a paved seating/entertainment area to one end, leaving the rest mainly laid to lawn, again with well stocked borders. There is also a lean to/small extension to the side of the property offering useful storage space.

LOCATION

The property is located within catchment for Fair Oak Primary School and Wyvern College which caters for 11-16 year olds and has academy status. Hedge End and its retail park that include M&S and Sainsburys are also nearby, as is Eastleigh and its thriving centre, broad range of shops, amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.



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

Awaiting EPC

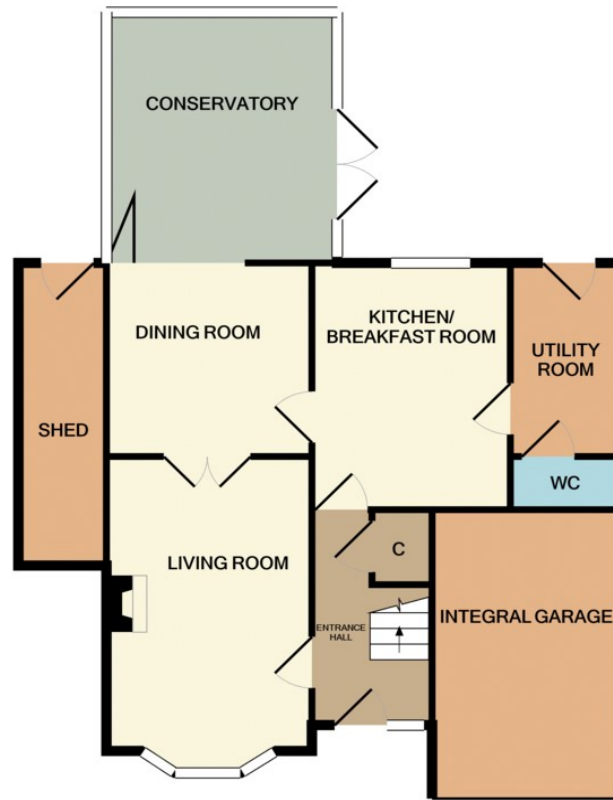
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GROUND FLOOR



1ST FLOOR

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
12' 5 ft x 9' 6 ft

LIVING ROOM
16' 5 ft x 11' 6 ft

DINING ROOM
11' 6 ft x 8' 9 ft

CONSERVATORY
13' 5 ft x 10' 4 ft

MASTER BEDROOM
14' 6 ft x 11' 7 ft

BEDROOM TWO
12' 2 ft x 8' 8 ft

BEDROOM THREE
10' 1 ft x 9' 2 ft

BEDROOM FOUR
9' 2 ft x 7' 9 ft

INTEGRAL GARAGE
17' 0 ft x 8' 4 ft



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