



80 Church Road
Bishopstoke
SO50 6DQ



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£510,000

INTRODUCTION

This beautiful four bedroom split-level family home is set within the popular area of Old Bishopstoke and has been tastefully decorated throughout.

Accommodation briefly comprises of a spacious bedroom, utility room and modern bathroom to the ground floor. On the first floor there is a well proportioned sitting room, study and stunning modern fitted kitchen/dining room.

The second floor offers a spacious master bedroom with en-suite, two further bedrooms and family bathroom.

The property also offers a garage, driveway providing off road parking for two vehicles and attractive landscaped rear garden.



INSIDE

The property is approached via the driveway leading to the covered front entrance which has a wooden door with obscured glass, which opens into the entrance hall, there are a set of stairs leading to the first floor, a storage cupboard to one end and a door to one side leading through to a utility room which has been fitted with modern base units, a single bowl sink unit with drainer, with space and plumbing for a washing machine and tumble dryer. A door to one side offers direct access through to the integral garage.

A further door from the hall then leads through to a spacious double bedroom which has a double glazed window to the front, space for freestanding bedroom furniture and has been laid to oak effect laminate flooring. The ground floor also benefits from a modern shower room which has been fitted with a white suite comprising of a double width glass shower cubicle, wall mounted wash hand basin and low level WC, with tiling to all principal areas and a heated towel rail to one wall.

On the upper ground floor landing there are a set of stairs leading to the second floor and doors leading to a modern kitchen/dining room, sitting room and study. The kitchen/dining room is dual aspect with windows to both the front and rear aspects and has been laid to oak effect flooring, with the kitchen itself having been fitted with a modern matching range of wall and base units with cupboards and drawers under and complimentary work surfaces. There is a built-in pyrolytic oven, microwave/oven, five ring gas hob with modern extractor over and double built-in fridge and dishwasher, there is space for a dining table and six chairs to one end, with the room benefitting from spot lights and under lighting.

The sitting room has a double glazed window to the front aspect and French doors leading to a Juliet balcony, with feature gas fireplace with surround to one wall, with the room having been laid to carpet, with TV and various power points.



The study has a double glazed window overlooking the garden and radiator to one wall, the room is also laid to carpet. To one end of the landing there is a double glazed door which leads directly out to a set of steps which offers access to both the front and rear, and also leads to the garden.

The top floor has a double glazed window to the stairs overlooking the garden which offers plenty of natural light, with doors leading from the landing to all rooms. The master bedroom is a lovely spacious room with double glazed window to the front aspect, built-in floor to ceiling wardrobes, TV and various power points, the room has been laid to carpet. A door to one side leads through to a modern en-suite which has an obscured double glazed window to the side aspect and has been fitted with a fully tiled shower cubicle with bi-fold glass screen, pedestal wash hand basin and low level WC, with heated towel rail to one wall.

Bedroom two is again a good size double room with Velux window to the front, eaves storage and radiator to one wall. Bedroom three has a double glazed window to the rear with radiator to one wall.

The well appointed family bathroom has an obscured double glazed window to the rear and has been fitted with a modern white suite comprising of; a panel enclosed bath with modern mixer shower attachment, pedestal wash hand basin and low level push button WC, the room also benefits from ceramic tiled flooring.

OUTSIDE

To the front of the property there is a private drive with shared entrance offering parking for two vehicles and leading to the covered front entrance of the property and also the integral garage which has an up and over door, power, light and plumbing for an additional washing machine.

To the side of the property a set of stairs lead up to the gated side entrance of the property and continue to the rear garden, which has a paved seating/entertainment area, leaving the rest of the garden mainly laid to lawn with mature planted borders. There are also raised allotment style planters and a greenhouse to one end.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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	
WWW.EPC4U.COM		

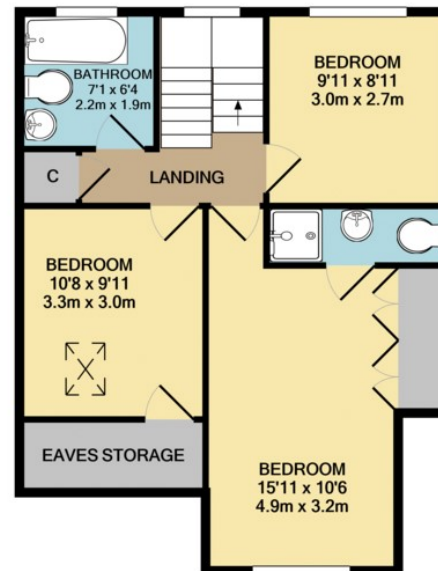
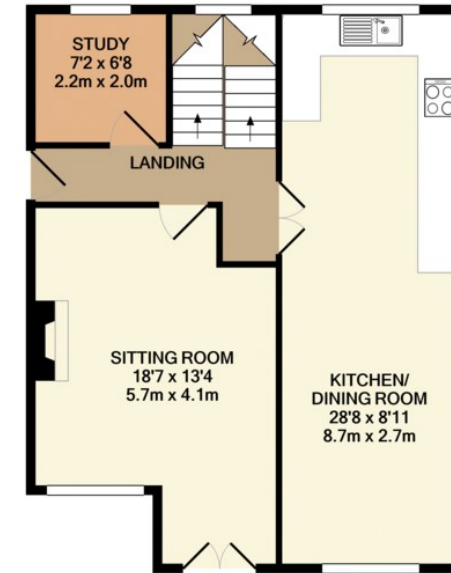
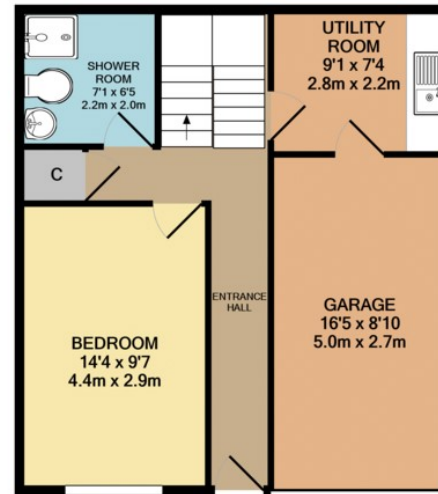
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