



4 Cedar Wood Close
Fair Oak
SO50 7LN



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Offers in Excess of £490,000

INTRODUCTION

A well presented four bedroom detached family home with lots of potential 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 entrance hall, living room, 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 multiple vehicles and attractive landscaped gardens to both the front and rear.

This wonderful home must be viewed to fully appreciate both its location and the accommodation on offer.



INSIDE

The house is approached via the driveway, with dropped kerb, to the covered entrance porch from which a wooden front door with obscured double glazed panels either side then leads through to an impressive entrance hall, which has a turned staircase leading to the first floor with some under stairs storage. There is also a door to the cloakroom which has a low level WC, wash hand basin and window to the front aspect.

A door provides access to the large sitting room measuring over 18ft in length, this room has a light and airy feel with double glazed bay window to the front aspect, feature fireplace to one wall and internal doors leading through to the dining room. The dining room, which can be separate to the lounge or open plan, is open to the conservatory making it a wonderful room for entertaining, all three rooms are fitted with carpet.

The kitchen has a window to the rear and a serving hatch to the dining room (with the potential to knock through to this room subject to the necessary permissions). The kitchen itself has been fitted with a range of wall and base units and complimentary worktops. There is an inset sink, built-in oven and hob with extractor over, space and plumbing for a dishwasher and further appliance space. The room has a larder cupboard providing useful storage and is laid to wood flooring. There is also a separate utility area with a window to the rear aspect, housing the wall mounted boiler and offering space and plumbing for an automatic washing machine and further appliances.

On first floor there is a large galleried landing with a window to the side aspect and access to the loft space, an airing cupboard, and doors leading to all bedrooms and the family bathroom. The



master bedroom is a large double room with a window to the rear aspect offering pleasant views, a range of fitted wardrobes and a door to one side leading to the en-suite shower room which offers a shower cubicle and wash hand basin set in vanity unit with storage under. Bedroom two and three both have windows overlooking the front aspect with a range of fitted storage. Bedroom four overlooks the rear garden and again is a good size room. The family bathroom has an obscured double glazed window to the side aspect and has been fitted with a white suite comprising a panel enclosed bath with shower over, pedestal wash hand basin, low level WC and heated towel rail to one wall.

OUTSIDE

The front boundary of the property is brick-wall enclosed and has vehicular access via the drop kerb for two family cars. There is also access to the garage which has an up and over door, power and lighting and exceeds 20ft in length and 9ft in width. There is also a separate utility section with

plumbing for a washing machine and tumble dryer and conveniently has a door from the garage to the utility room. The front garden itself is laid to shingle with mature shrubs.

The rear garden is a generous size and fully fence-enclosed. Mainly laid to lawn, the garden also has a large patio seating area with access from the utility room and conservatory and stepping stone path leading to summerhouse at the base of the garden.

LOCATION

Cedar Wood Close is found off of Mimosa Drive which is at the top of hill on Mortimers Lane. Fair Oak itself is a popular village with independent pharmacy, butchers, bakery, shop and village library and is conveniently situated close to Eastleigh's thriving town centre which further offers a broad range of shops and amenities. Eastleigh also has a mainline railway station and for international commuters, Southampton Airport and all main motorway access routes are also within easy reach.

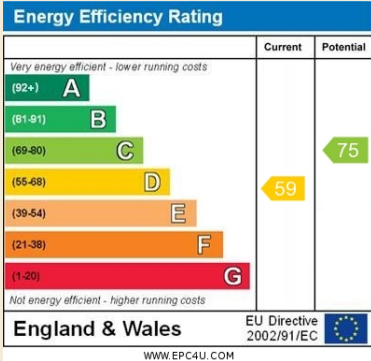


SERVICES

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



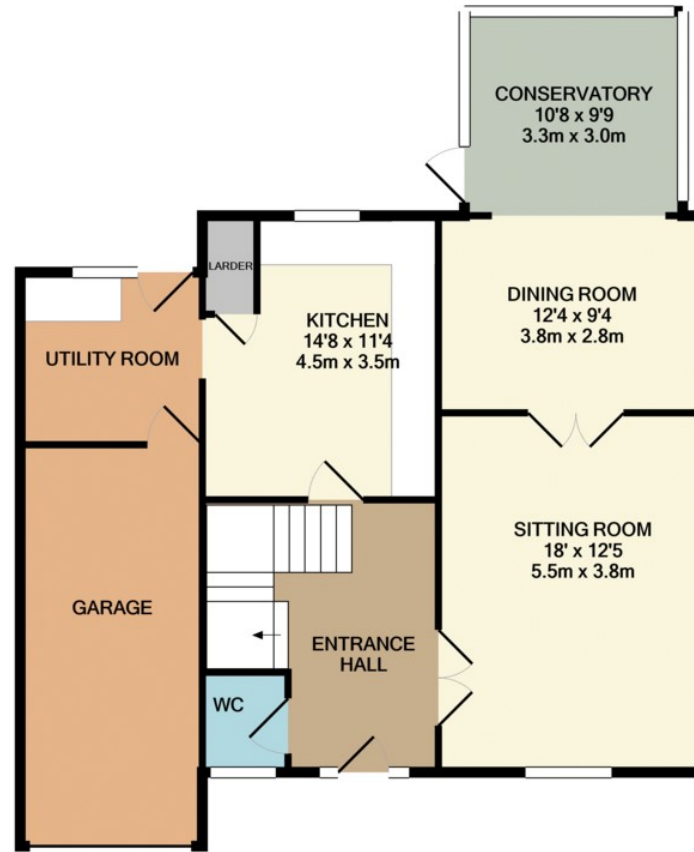
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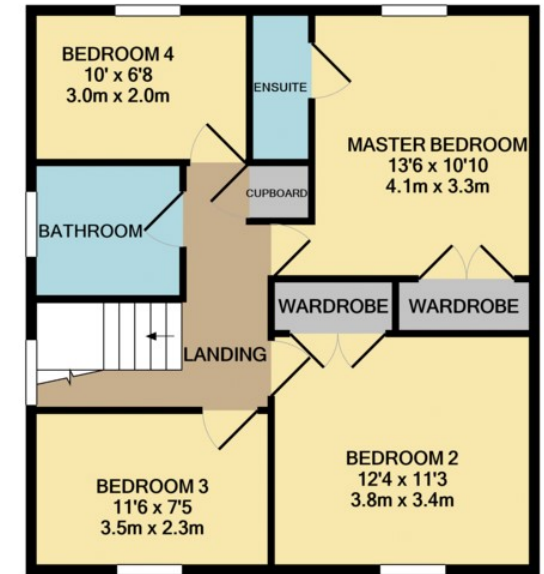
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GROUND FLOOR



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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