



2 Kinver Crescent
Fair Oak
SO50 7GB



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Offers in Excess of £575,000

INTRODUCTION

A wonderful detached four bedroom family home built on this popular development positioned on a quiet corner plot. The property has been finished to an extremely high standard with air conditioning and tasteful décor throughout, with the additional benefit of fully owned solar panels.

Accommodation briefly comprises a light and airy sitting room with feature bay window, stunning modern 24ft kitchen/dining room, spacious dual aspect study, separate utility and modern cloakroom.

On the first floor there is an impressive master bedroom with dressing area and modern en-suite wet room, two further double bedrooms and a well appointed family bathroom. On the second floor there is a large L-shaped bedroom with modern en-suite finished to an exceptionally high standard.

To fully appreciate both the property's location and the accommodation on offer an early viewing is a must.



INSIDE

The property is approached via a short pathway with gated entrance leading to a covered porch and composite front door which in turn leads through to a welcoming and spacious entrance hall, which has a set of stairs leading to the first floor, built-in storage cupboard to one end and doors leading to all principal rooms. The light and airy sitting room has a feature square bay window to the side, with fitted carpet, TV and various power points, there is also a set of French doors that lead out onto the rear garden. A further door to one side leads through to the stunning 24ft kitchen/dining room which has a double glazed window to the front aspect and a set of French doors to the rear which lead out onto the rear garden. The kitchen itself has been fitted with a modern range of high gloss wall and base units with roll edged worktops, there is a built-in double oven, induction hob with extractor over, dishwasher, fully fitted water softener and instant hot tap, there is also space for an American style fridge freezer, the room benefits from Karndean flooring. To one end a further door leads through to the separate utility room which has space and plumbing for an automatic washing machine and tumble dryer with a double glazed door which leads out to the rear garden.

From the entrance hall a further door leads through to a spacious study which has dual aspect windows to the front and side aspect, space for office furniture, TV and various power points with wood effect flooring and radiator to one wall, ideal for homeworking. A final door provides access to a recently fitted modern ground floor cloakroom which has an obscured window to the front and has been fitted with a wall mounted wash hand basin set in vanity unit with drawers under and handsfree flush low level WC, the room also benefits from tiling to, a space saving wall mounted radiator to



one wall and illuminated mirror. On the first floor there are three double bedrooms and a modern family bathroom. The master is a lovely spacious room with dual aspect windows to both the front and rear, the room benefits from a walk in dressing area and en-suite wet room which has been fitted with a walk in shower, wall mounted wash hand basin set in vanity unit with drawers under and handsfree flush low level WC, the room also has spotlights and is fully tiled. Bedroom three is another spacious, bright, dual aspect room with a feature square bay window to one side and a double glazed window to the rear.

Bedroom four is again a good size room with a double glazed window to the front aspect, plenty of space for bedroom furniture and radiator to one wall, with the room having been laid to carpet. The well appointed family bathroom has an obscured double glazed window to the front aspect and has been fitted with a modern white suite comprising a double width shower cubicle, panel enclosed bath with shower attachment, pedestal wash hand basin and low level WC, there is a heated towel rail to one wall and tiled flooring. On the second floor there is a beautiful L-shaped bedroom, with a

window to the front and skylight offering plenty of natural light, there is plenty of space for bedroom furniture, carpeted flooring with a door to one end leading through to an en-suite shower room. The en-suite has a double walk in shower, pedestal wash hand basin & low level WC, with heated towel rail to one wall and tiled flooring.

OUTSIDE

To the front of the property there is a newly laid paved pathway with gated border leading to the front door with pretty surrounding borders and decorative stone. To the side of the property there is a tandem driveway providing off road parking for two vehicles, a detached single garage with up and over door, power and light, and gated side pedestrian access to the garden. The enclosed rear garden enjoys a great deal of privacy and is not overlooked, aided by the solid brick border, the garden has been landscaped to provide a large composite decked seating/entertainment area which has power and plumbing for a hot tub, there is also a Cedar hard wood gazebo providing additional space for BBQ's/entertainment. There is a further metal levered roof gazebo currently covering the hot tub area which could remain if agreed within the sale price.



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

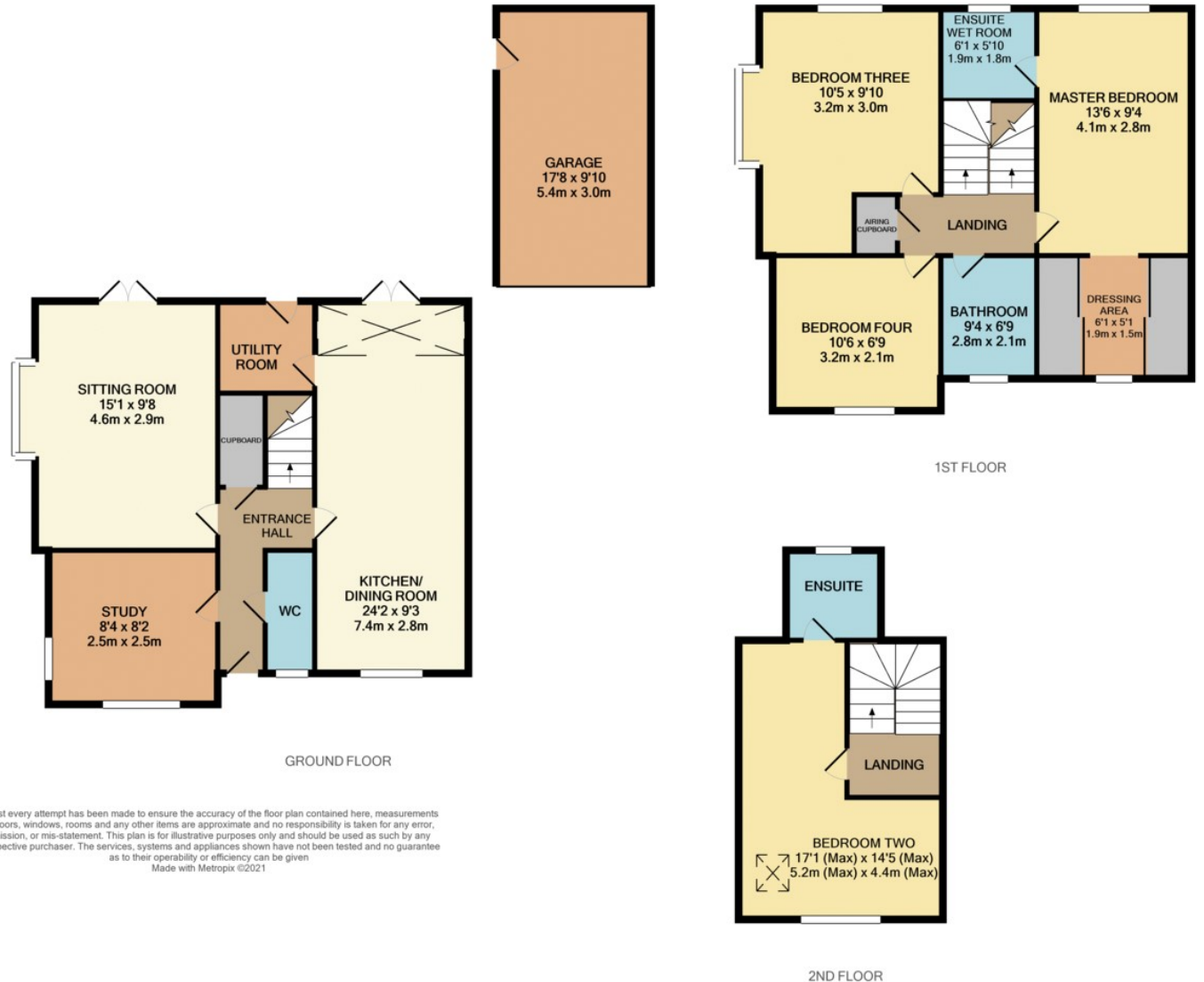
Eastleigh Borough Council - Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	90	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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