



5 York Close  
Horton Heath  
SO50 7PX



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Offers in Excess of £590,000

#### INTRODUCTION

This beautifully presented four bedroom detached family home is set within a quiet cul-de-sac in the popular area of Horton Heath. Accommodation on the ground floor briefly comprises of a modern kitchen, spacious sitting room, separate dining room, conservatory, and ground floor cloakroom. On the first floor there is a good size master bedroom with en-suite, a further three bedrooms beautifully appointed family bathroom.

Outside the property has a large driveway with off road parking for several vehicles, a detached double garage with power and lighting connected and a generous size rear garden with summerhouse.

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



## INSIDE

The property is approached via a large driveway which leads to the front entrance and also provides access to the double garage and rear garden. Upon entering the property you are welcomed by the spacious entrance hall which has a set of stairs to one side leading to the first floor, useful storage cupboard to one corner, radiator to one wall and wood effect laminate flooring with doors then leading to all principal rooms. Immediately to the left there is a door which takes you through to the spacious, dual aspect sitting room, a generous size light and airy space with double glazed window to the front and French doors to the rear that lead out on to the garden. There is a feature gas fireplace to one wall with marble surround and wooden mantle over, radiator to one wall, TV and various power points, with the room having been laid to carpet.

To the right of the entrance hall a set of double doors open into the dining room, again a lovely bright room with a double glazed window to the front aspect and wooden venetian blinds. There is plenty of space for a dining table and chairs and further furniture, a radiator to one wall, various power points and carpeted flooring.

To the end of the hall there is a door leading through to the well presented kitchen which has a double glazed and door leading through to the conservatory and a further external door to the side which leads out onto the garden. The kitchen itself has been fitted with a matching range of wall and base level units with cupboards and drawers under with granite worktops, sink with mixer tap over and chrome heated towel rail. There is space for a range cooker with extractor over and tall fridge freezer, with space and plumbing for a washing machine and dishwasher. There is also a storage cupboard to one side with the room being laid to tile effect flooring.



The conservatory is a brick and double glazed construction with French doors opening out on to the garden, there is a radiator to one wall, various power points and the room has been laid to wood effect laminate flooring. The cloakroom has an obscured double glazed window to the side aspect and has been fitted with a pedestal wash hand basin and low level WC, the room is also tiled to all principal areas.

On the first floor landing, a wonderful bright space with window to the front, there is access to the loft space via hatch, a useful airing cupboard to one corner and doors leading to all accommodation. The master bedroom has a double glazed window overlooking the garden, plenty of space for freestanding furniture, a radiator to one wall and has been laid to carpet, a door to one side leads through to a large en-suite bathroom which has an obscured window to the rear and is fitted with a panel enclosed bath with shower over, pedestal wash hand basin and low level WC. There are a further three bedrooms, two of which are good size double rooms.

The family bathroom has an obscured window to the side aspect and has been fitted with a modern white suite comprising of a panel enclosed bath with shower over, glass shower screen, pedestal wash hand basin and low level WC, the room is also laid to wooden flooring.

## OUTSIDE

To the front of the property there is a detached double garage which has power and lighting connected with up and over doors, a driveway providing parking for multiple vehicles and gated pedestrian side access taking you through to the rear garden.

To the rear you have a good size and well presented rear garden with paved seating/entertainment area and summer house which also has power and lighting connected, leaving the rest of the garden mainly laid to lawn with attractive shrub borders.



## 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

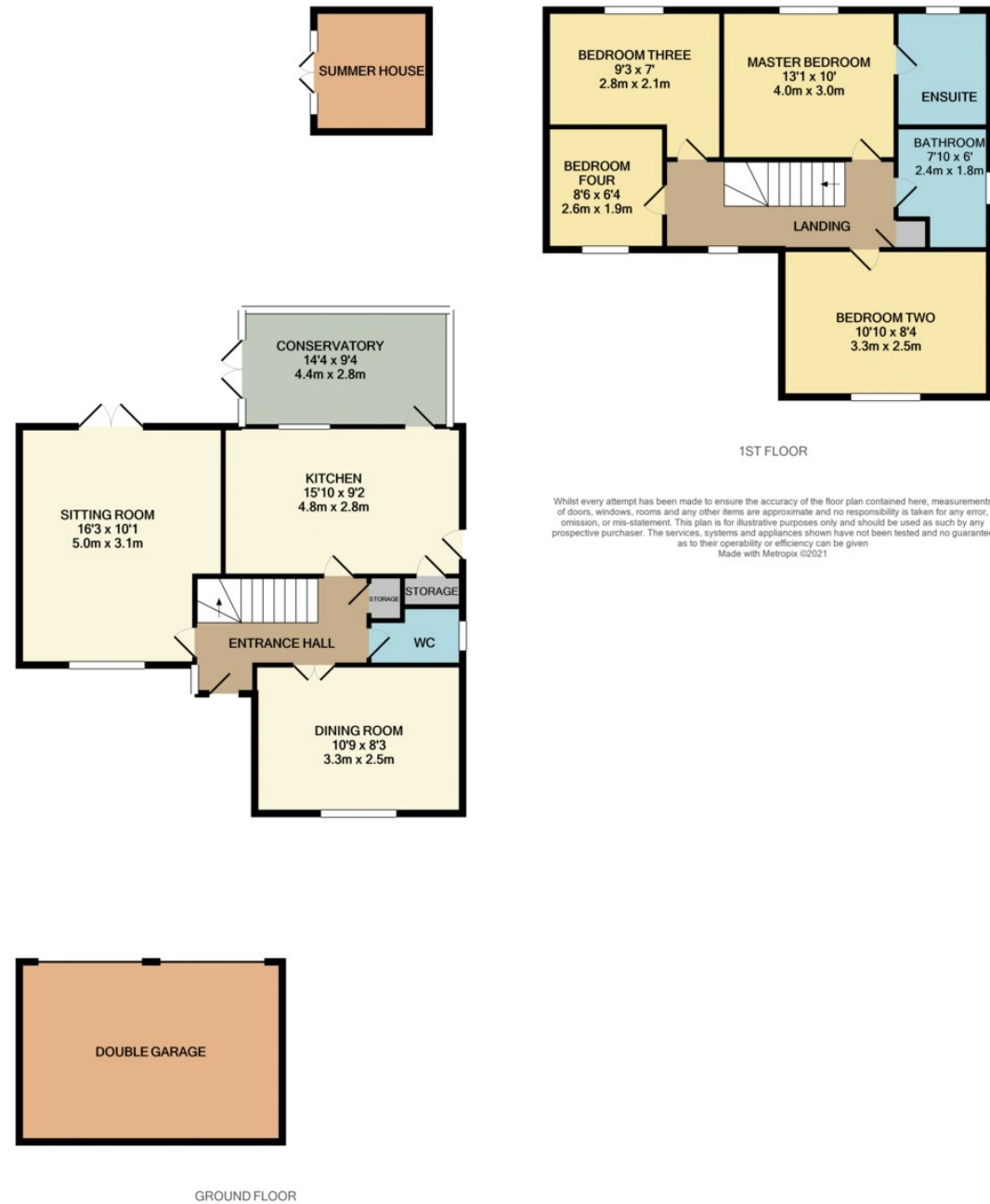
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