



6 Stoke Heights
Fair Oak
SO50 8AJ



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Offers in Excess of £475,000

INTRODUCTION

This well presented four bedroom detached home, is situated within the popular Stoke Heights, with accommodation briefly comprising a modern kitchen, spacious living room, extended dining room/conservatory and downstairs cloakroom.

On the first floor there is a master bedroom with modern en-suite, family bathroom and a further three bedrooms.

Outside there is an integral single garage with front driveway providing parking for two vehicles, and a fully landscaped rear garden.

To both fully appreciate the accommodation on offer and the wonderful location an early viewing truly is a must.



INSIDE

The property is approached via steps leading to the double glazed front door which then leads directly through to a well proportioned entrance hall. The hallway has veneer hard oak flooring, oak doors to all rooms, a newly fitted cloakroom, good size understairs cupboard, with stairs leading to the first floor. The sitting room, a lovely bright room has an attractive bay window to the front with TV and various power points, the focal point of the room is the beautiful feature gas fire.

The wonderful modern kitchen has double glazed windows and a door leading to the rear garden. The kitchen itself has been fitted with a modern range of aubergine and cream wall and base units with beautiful oak worktops, there is an integrated electric hob & oven, fridge freezer, dishwasher, washing machine and water softener, with the additional benefits of underfloor heating, spotlights and complimentary tiling.

The dining room has been thoughtfully extended opening directly into the conservatory which is UPVC double glazed and enjoys views over the rear garden, with a set of French doors to one side leading out onto the rear patio area, the room also has stylish floor tiles with underfloor heating, spotlights and a contemporary ceiling light in the conservatory.

On the first floor landing there is access via a full sized loft hatch with integral ladder to a good size loft space which has light and is fully boarded. A door from one end of the landing then leads through to a good size master bedroom, which has fitted wardrobes with sliding doors with a door to one side of the room then leading through to a modern en-suite shower room.



Bedrooms two and three are both good size double rooms, overlooking the front aspect. There is then a further bedroom with double glazed window to the front. The family bathroom has been fitted with a stylish modern suite comprising of a panel enclosed bath with shower over, with glass screen, matching pedestal wash hand basin and low level WC, the room is also fully tiled and houses the airing cupboard.

LOCATION

The property is only a short walk from the popular Bishopstoke Woods, is close to Fair Oak primary school and a short distance from 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 is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.

OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles, a garage with both front and side access which house the recently installed combination boiler, and a lawned area to one side with border hedging.

There is also pedestrian side access leading through to the completely landscaped rear garden, which is mainly laid to lawn, there is a paved seating/entertainment area with stone steps leading to the lawn. To one corner there is a lovely decked seating area with space for table and chairs, the garden has been carefully planted with a variety of shrubs and plants.



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		
	66	79
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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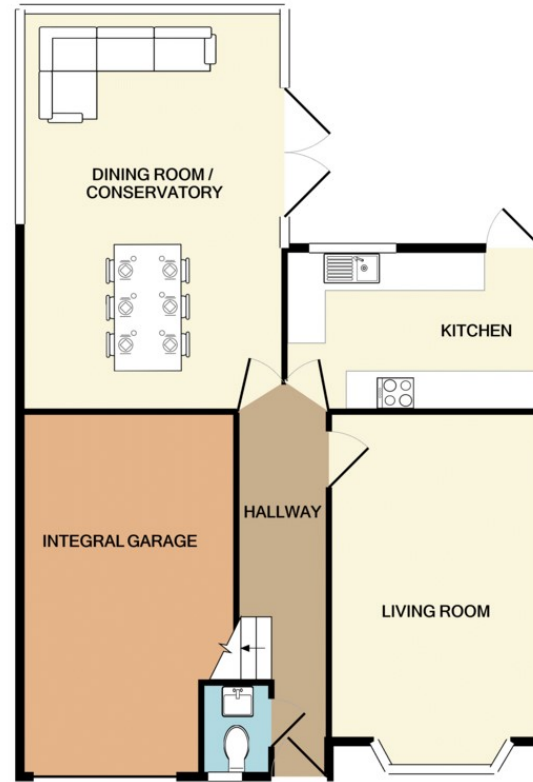


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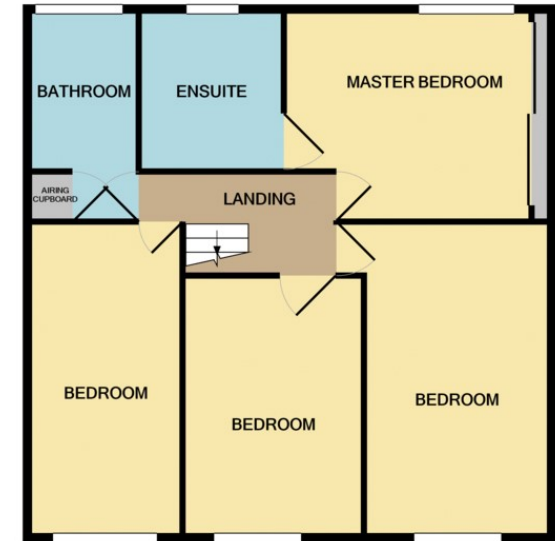


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2019



GROUND FLOOR
APPROX. FLOOR
AREA 922 SQ.FT.
(85.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 760 SQ.FT.
(70.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1683 SQ.FT. (156.3 SQ.M.)

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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ROOM DIMENSIONS

KITCHEN

13' 7 x 8' 7 ft

LIVING ROOM

11' 3 x 16' 1 ft

CONSERVATORY

21' 1 x 11' 4 ft

GARAGE

8' 5 x 15' 0 ft

MASTER BEDROOM

11' 0 x 9' 2 ft

BEDROOM TWO

12' 7 x 9' 0 ft

BEDROOM THREE

16' 3 x 8' 3 ft

BEDROOM FOUR

9' 5 x 9' 2 ft