



**Rowe
& Co.**

11 Belmere Drive, Fair Oak

Eastleigh

In Excess of **£330,000**

**Rowe
& Co.**



11 Belmere Drive

Fair Oak, Eastleigh

This wonderful two double bedroom, semi-detached home has come to the market for the first time since construction. Constructed by Drew Smith Homes, the quality and finish on offer is unrivalled.

Accommodation on the ground floor comprises a spacious entrance hall, modern kitchen, lounge and cloakroom. On the first floor are two well-proportioned bedrooms and a contemporary family bathroom. Outside benefits an enclosed rear garden and two allocated parking spaces.

LOCATION

Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well-regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10-minute drive with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Double Bedrooms
- Remainder Of NHBC Guarantee
- Two Parking Spaces
- South Facing Garden
- Stunning Semi Detached Home
- Ground Floor W/C
- Modern Family Bathroom



11 Belmere Drive

Fair Oak, Eastleigh

INSIDE

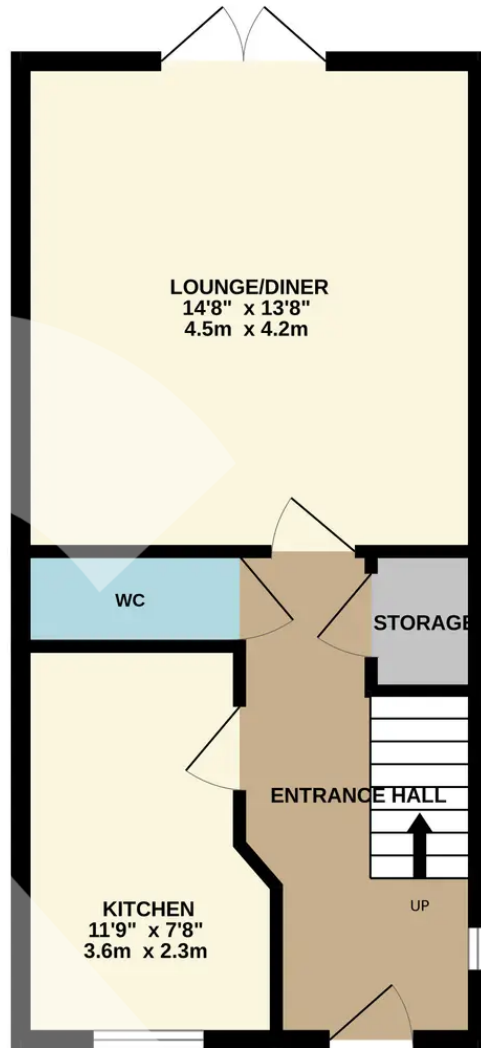
The front door opens into the spacious hallway which has been laid to oak effect flooring, with spotlights, stairs leading to the first floor, under stairs storage cupboard and oak doors leading to all principal rooms. A door to one side opens into an impressive kitchen with a window to the front aspect, laid to oak effect flooring and spotlights. The symphony kitchen comprises a range of attractive wall and base units with complementary worktops and an integrated gas hob with extractor over, oven, dishwasher, fridge/freezer, and space and plumbing for a washing machine. The lounge/diner has been laid to carpet with French doors leading out to the rear garden. There is ample space for free-standing furniture and a selection of electrical and TV points. The well-appointed cloakroom, a low-level WC, and a vanity wash hand basin. The first-floor landing has been laid to carpet with oak doors leading to all rooms and access to the loft space which is part boarded with ladder. The spacious master bedroom is a large double room which has been laid to carpet with a window overlooking the rear garden. Bedroom two, which is also a good size double room, has a storage cupboard over the stairs and has been laid to carpet with two windows to the front aspect. The stylish family bathroom has spotlights and has been fitted with an enclosed bath with shower over and glass shower screen, low level WC and vanity wash hand basin..

OUTSIDE

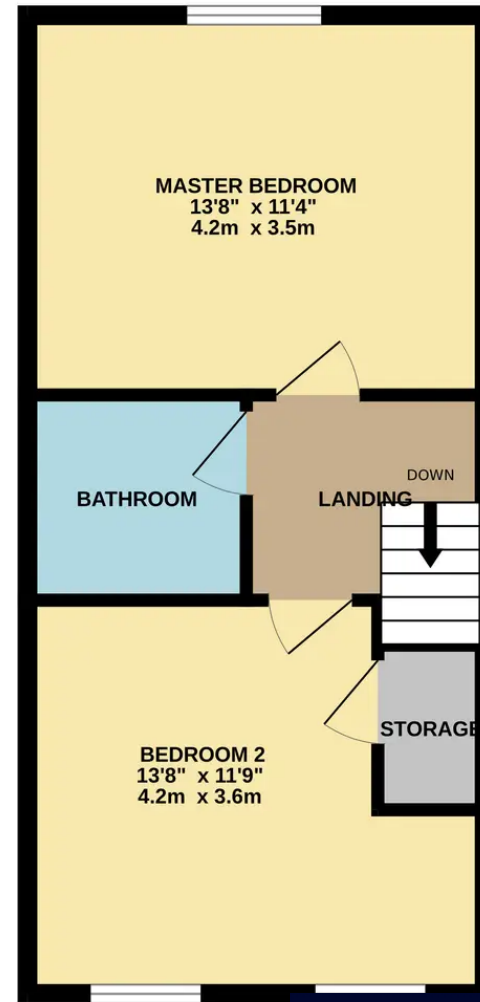
To the front of the property is a paved footpath leading to the front door with a selection of planted shrubbery. The enclosed rear garden has been landscaped to include a paved seating area, area laid to lawn and wooden shed providing useful storage with gated pedestrian access to the rear. This home has the added benefit of side-by-side parking for two vehicles at the front of the property.



GROUND FLOOR



1ST FLOOR



**REQUEST
VIEWING**

(GOTTA BE QUICK!)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

