



27 Abbotsbury Road, Bishopstoke - SO50 8NZ  
£485,000

WHITE & GUARD



# 27 Abbotsbury Road

## Bishopstoke, Eastleigh

A beautifully presented detached family home set within a popular cul-de-sac and benefitting from only a short walk from Stoke Park Infant School. The house has a lovely light and airy feel throughout and includes a spacious sitting room, well proportioned dining room, study, cloakroom and stylish, modern kitchen on the ground floor. On the first floor there are then three good size bedrooms, the master of which is ensuite and lovely family bathroom. Additional benefits include a driveway, store that was formerly part of the garage and an attractive rear garden. To fully appreciate both the property's super location and the accommodation, an early viewing truly is a must.

### LOCATION

The property is within an easy walk of the village shops, school and woods as well as only minutes away from Eastleigh's thriving town centre, its mainline railway station and popular shopping centre. Fair Oak's Wyvern College is within easy reach, that caters for 11-16 year olds and has academy status. Southampton Airport is also within minutes away, as are all main access routes enabling direct access to Southampton, Portsmouth, Winchester, Chichester, Guildford and London.

- EASTLEIGH COUNCIL BAND E
- FREEHOLD
- EPC RATING C
- THREE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- SPACIOUS SITTING ROOM
- DINING ROOM
- ENSUITE TO MASTER BEDROOM
- ATTRACTIVE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING







## INSIDE

The house is approached via a pathway leading to a double glazed door that leads through to the inviting entrance hall. From the hall there are stairs to the first floor, a cupboard providing useful storage and door that leads through to a modern cloakroom. The sitting room, which is lovely light and airy room, has a window that enjoys views over the garden and a set of French doors that lead out onto the patio area. The dining room is a dual aspect room and overlooks the lovely landscaped front garden, has a door to one side leading through to the study, that has a window to the side. A stylish kitchen is fitted with a matching range of grey wall and base units and has a range of appliances that include a built in oven with separate grill oven above, hob with extractor over, dishwasher, fridge, and freezer. A double glazed window and door then leads through to the rear garden.

On the landing there is an airing cupboard, access to the loft and a door that leads through to the master bedroom that overlooks the rear garden and has fitted wardrobes along one with a door that leads through to a modern ensuite. Bedroom two, again a double room, also overlooks the rear garden, whilst bedroom three has a window to the front, fitted wardrobes and is also a double room. The family bathroom has been fitted with a panelled bath with shower over, wash hand basin set in vanity unit with cupboards below and low level WC, the room also has a heated towel rail and is fully tiled.

## OUTSIDE

To the front of the house the garden has been landscaped and is mainly shingled leading to the store (formerly part of the garage) which has a metal up and over door. The rear garden has a shaped patio area leaving the rest of the garden mainly laid to lawn and fully enclosed.



## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 60-80 Mbps download speed 19 - 20 Mbps upload speed. This is based on information provided by Openreach.

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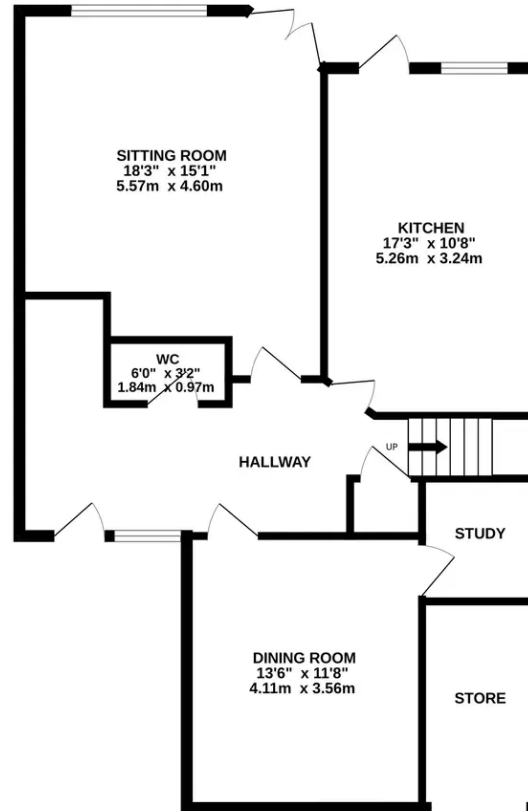
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## Disclaimer

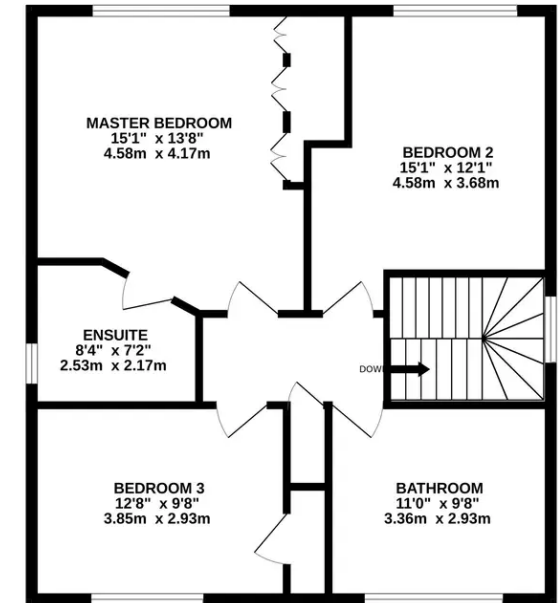
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GROUND FLOOR



1ST FLOOR



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