



5 Delamere Gardens, Fair Oak - SO50 7GD

In Excess of £400,000

WHITE & GUARD

5 Delamere Gardens

Fair Oak, Eastleigh

This highly desirable and spacious, three-bedroom, detached family home is located in the sought-after development of Crowdhill Green, benefitting from the remainder of its new build warranty & walking distance to woodlands and the highly regarded Fair Oak Infant & Junior Schools.

Accommodation on the ground floor comprises an entrance hall, lounge, kitchen / dining room and W/C. On the first floor are three well proportioned bedrooms with en-suit to master and family bathroom.

Outside has a driveway and easy maintenance rear garden. We anticipate a high level of interest an early viewing comes highly recommended.

LOCATION

The property is situated close to Fair Oak village centre which has a range of local shops, pubs, post office and chemist. Fair Oak is also conveniently situated close to neighbouring Botley which has a mainline railway station, as does Eastleigh which is only minutes away and offers a broad range of shops and amenities, with Southampton Airport and all main motorway access routes also being easily accessible.

- FREEHOLD
- EASTLEIGH COUNCIL - BAND E
- EPC - B
- EN - SUITE
- KITCHEN / DINING ROOM
- SPACIOUS LOUNGE
- DRIVEWAY
- THREE BEDROOMS
- BESPOKE SHUTTERS
- SECLUDED GARDEN





INSIDE

You enter the property into a spacious entrance hall which has been laid to oak effect flooring with oak doors leading to all rooms, access to a large storage cupboard and stairs leading to the first floor. Double internal doors to one side lead into the wonderful lounge which has dual aspect windows to the front and side aspect and is laid to oak effect flooring, there is plenty of space for free standing furniture and a wall mounted TV. The entrance hall opens into the real heart of the home which is the incredible kitchen / dining room, there is a window to the front and French doors opening into the garden with spotlights and oak effect flooring. There is plenty of space for a large dining table and chairs to one end. The kitchen itself is fitted with a matching range of high gloss wall and base level units with complimentary worktops, Integrated appliances include a gas hob with extractor over, fridge freezer, double oven, washing machine and dishwasher. The cloakroom has a window to the front and is fitted with a low-level W/C and wash hand basin. The first-floor landing has been laid to carpet with access to the airing cupboard, there is a window to the rear and doors leading to all rooms. The spacious master bedroom has dual aspect windows to the front and side and is laid to carpet with built in wardrobes to one side, a door leads into the en-suite which has been laid to oak effect flooring with a walk-in shower, wash hand basin, low level W/C and wall mounted heated towel rail. Bedroom two is another good size room with dual aspect windows to the front and side, the room is laid to carpet with a built-in wardrobe. Bedroom three is laid to carpet with a window to the front aspect. The modern fitted shower room has a window to the side aspect and is laid to oak effect flooring with fully tiled walls and spotlights, there is a panel enclosed bath with shower over and glass screen, wash hand basin. Low level W/C and wall mounted heated towel rail.

OUTSIDE

To the front of the property is a fence boarder with a selection of planted shrubbery and foot path leading to the front door. The driveway is to the side and offers off road parking for two vehicles, laid to block paving paved and leads to the rear gate allowing pedestrian access to the rear garden. The rear garden is fully secure with a brick-built wall and is laid to artificial grass with a paved patio area ideal for entertaining. There is a purpose built shed with power and light providing useful storage space.



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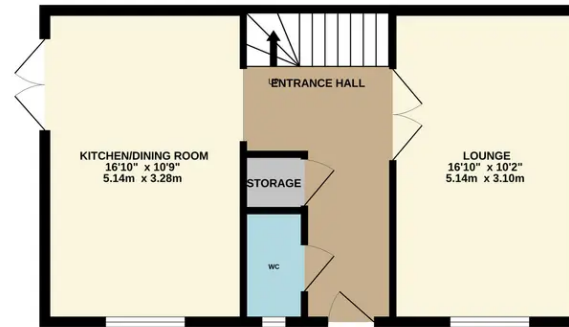
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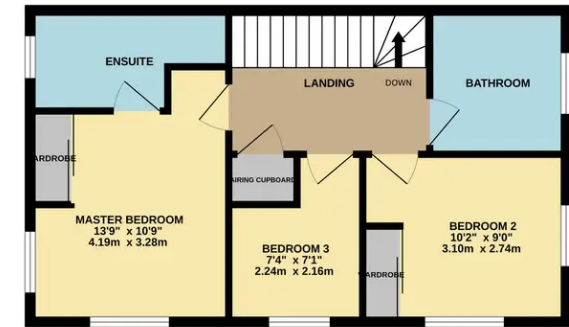
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GROUND FLOOR



1ST FLOOR



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.
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