



15 Newmarket Close, Horton Heath - SO50 7LJ
£499,950

WHITE & GUARD

15 Newmarket Close

Horton Heath, Eastleigh

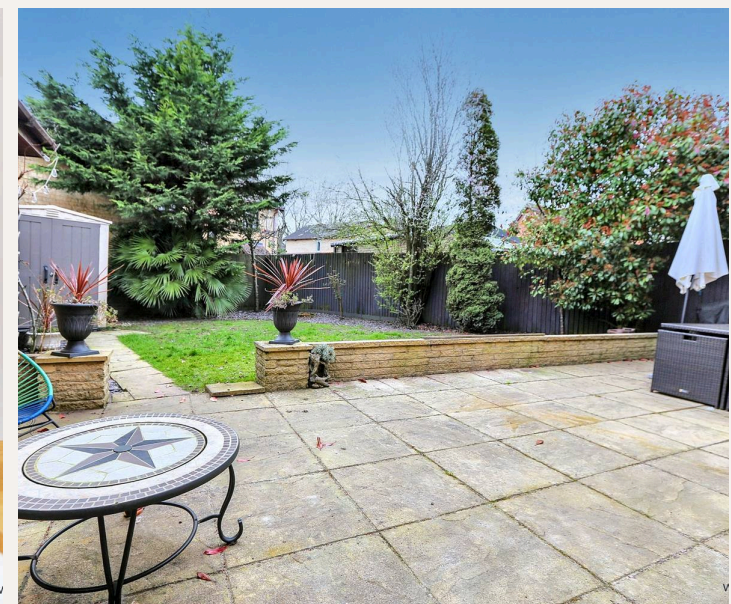
This four bedroom detached family is located within the popular area of Horton Heath, close to local shops and amenities and within catchment for Fair Oak primary school and Wyvern College for 11-16 year olds.

Accommodation on the ground floor briefly comprises a spacious sitting room, a kitchen / dining room, Utility area and cloakroom. The garage which has been converted into a snug with storage. On the first floor there is a well-proportioned master bedroom with en-suite shower room, a further three bedrooms and family bathroom. Outside the property has off road parking for several vehicles and a manageable garden to the rear. To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended

LOCATION

Horton Heath is a semi-rural village with a local shop, popular pub and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also within catchment for Wyvern College for 11-16 years olds. The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving town 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.

- EASTLEIGH COUNCIL BAND E
- EPC RATING C
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN DINING ROOM
- SPACIOUS SITTING ROOM
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- ENCLOSED REAR GARDEN





INSIDE

The property is approached via the driveway which leads to the obscured glass double glazed front door, upon entering the property you are welcomed by the spacious entrance hall which has hard wood flooring, stairs leading to the first floor and doors to both the sitting room, kitchen and cloakroom. A door to one side leads through to the spacious sitting room which has a double glazed window to the front aspect, electric fireplace to one wall, TV and various power points and hard wood flooring. To the rear of the sitting room there are a set of French doors that lead through to the kitchen/ dining room. The kitchen has been fitted with a matching range of wall and base level units with cupboards and drawers under and complimentary worktops with an inset one and a half bowl stainless steel sink unit. There is an electric double oven, gas hob with extractor over, integrated dishwasher, tiled splash backs and hard wood flooring. The dining room is a lovely light and airy space with double glazed sliding doors to the rear leading out onto the garden, the room has space for a dining table and chairs, a radiator to one wall, various power points. The kitchen opens up to a utility area with plumbing and space for a washing machine, units and a door to the rear garden. There is a snug which has been converted from the garage and a large storage cupboard with access from the garage door to the front.

On the first floor landing there is access to the loft space and doors leading to all rooms. The master bedroom is a good size with double glazed window overlooking the front aspect, there are built in wardrobes to one wall, a radiator, with the room laid to carpet. To one end of the room a door leads through to an en-suite shower room, with window to the side aspect. Bedroom two is a lovely bright double with window overlooking the rear garden, built-in wardrobes, radiator to one wall and various power points. Bedroom three is again a light and airy room with double glazed window overlooking the garden, whilst bedroom four overlooks the front of the property. The family bathroom has an obscured double glazed window to the side aspect and has been fitted with a modern white suite comprising a panel enclosed jacuzzi bath with shower over, pedestal wash hand basin low level WC and heated towel rail, the room is also tiled to all principal areas.



OUTSIDE

To the front of the property there is a large driveway providing off road parking for several vehicles, there is gated pedestrian side access to the garden, a private and enclosed rear garden which has been mainly laid to lawn with mature shrub and hedgerow 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.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



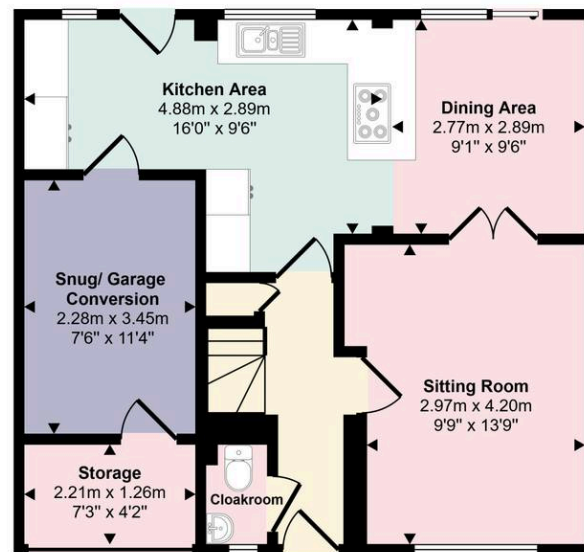
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PRS Property Redress Scheme

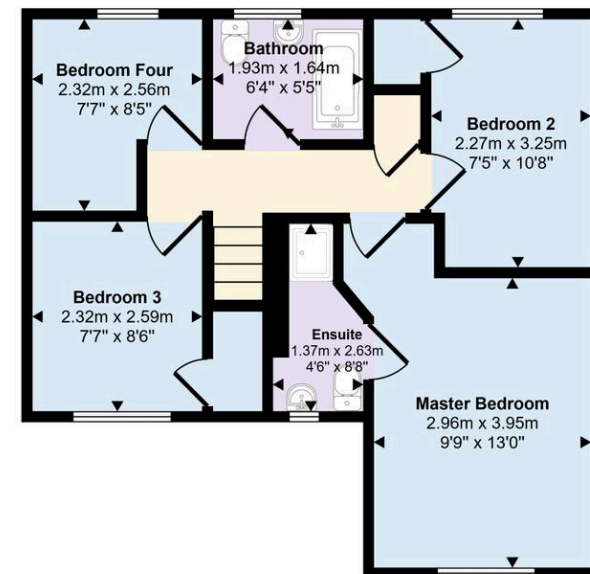
Zoopla



Approx Gross Internal Area
102 sq m / 1096 sq ft



Ground Floor
Approx 55 sq m / 593 sq ft



First Floor
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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