



45 White Tree Close, Fair Oak - SO50 7FE

In Excess of £365,000

WHITE & GUARD

45 White Tree Close

Fair Oak, Eastleigh

This attractive, modern, three bedroom family home is set within a private gated development. Accommodation briefly comprises an entrance hall, spacious living room, modern kitchen, conservatory, dining area and cloakroom. On the first floor there are two double bedrooms and a well appointed, modern family bathroom. On the second floor there is a large master suite with a spacious bedroom, dressing room and en-suite shower room. Outside the property benefits from allocated off road parking, a low maintenance, private, enclosed rear garden. To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended.

LOCATION

The property is located in the village of Fair Oak and is within catchment for Fair Oak's primary schools and only minutes away from Wyvern College which caters for 11-16 year olds and has academy status. Hedge End's retail park, which includes M&S and Sainsburys, is also nearby, as is Eastleigh's thriving town centre, which offers a broad range of shops and amenities including a mainline train station. Southampton Airport and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND D
- EPC RATING C
- FREEHOLD
- THREE BEDROOM TOWNHOUSE SET WITHIN A GATED DEVELOPMENT
- SPACIOUS LIVING ROOM
- MASTER BEDROOM WITH DRESSING ROOM & ENSUITE
- OFF ROAD PARKING FOR TWO CARS
- LOW MAINTENANCE REAR GARDEN





The property is approached via a paved pathway leading to front door which opens to a welcoming entrance hall which has a tiled floor, with a set of stairs leading to the first floor, storage cupboard to one side and doors to all reception rooms. A door to the left opens to the modern kitchen which has a window to the front aspect and has been fitted with a modern range of wall and base units with complimentary worktops. There is an integrated electric oven, induction hob with extractor over and space for a fridge freezer, with space and plumbing for a dishwasher and washing machine. To the left of the entrance hall a door leads to the ground floor cloakroom, with tiled flooring and an obscured window to the front aspect, the room is fitted with a modern wash hand basin set in vanity unit and low level WC. To the end of the hallway a door opens to the spacious living room, a wonderful open space which opens up directly to the conservatory. There is space for freestanding furniture, an under stairs storage cupboard to one side, with the room laid to carpet. The conservatory is a lovely, light and airy space, with windows to both the side and rear and a set of French doors to the rear which open out to the garden. The room is currently used as a dining area and offers versatile accommodation.

On the first floor there are stairs to the second floor, two, good sized double bedrooms and a modern family bathroom. The first bedroom is situated to the front of the property, with two windows to the front, space for freestanding furniture, a radiator to one wall and laid to carpet. The second bedroom is situated to the rear with a large window overlooking the garden, with ample room for freestanding furniture and again laid to carpet. The modern family bathroom has an obscured window to the side aspect, is tiled to principal areas and has been fitted with a panel enclosed bath with shower over, wash basin set in a vanity unit and low-level WC.



The second floor offers a master suite, complete with dormer. The 16ft bedroom has dual aspect windows to both the front and side aspects, space for freestanding furniture, TV and various power points and also houses the airing cupboard. To the end of the room a door opens to a wonderful dressing room, with natural light filtering through a skylight and offering space storage space. A door to the side of the dressing room leads to a modern en-suite shower room, fitted with a modern suite comprising a walk-in shower, wash basin in vanity unit and low level WC, with the room benefitting from a chrome heated towel rail to one wall, full tiling to both floor and walls and a skylight.

OUTSIDE

To the front of the property there is allocated off road parking. There is gated pedestrian access to the private, courtyard style garden, which offers a low maintenance space in which to relax with artificial grass, planted borders and a raised seating area.

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 : Copper Broadband Up to 1 Mbps upload speed Up to 21 Mbps download speed. This is based on information provided by Openreach.

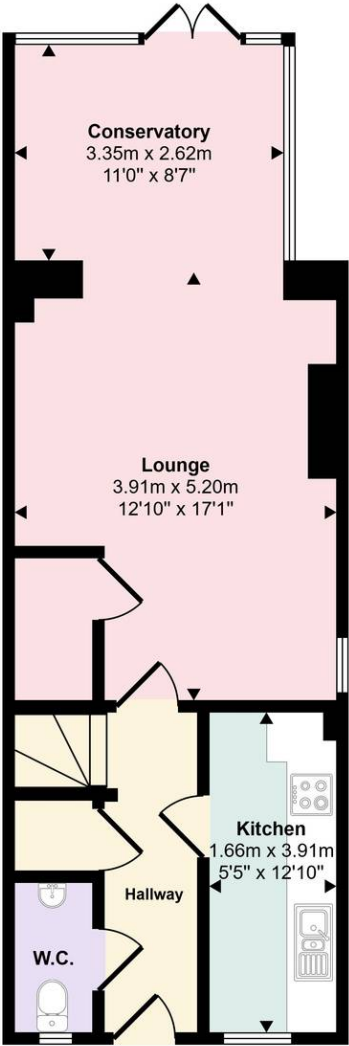
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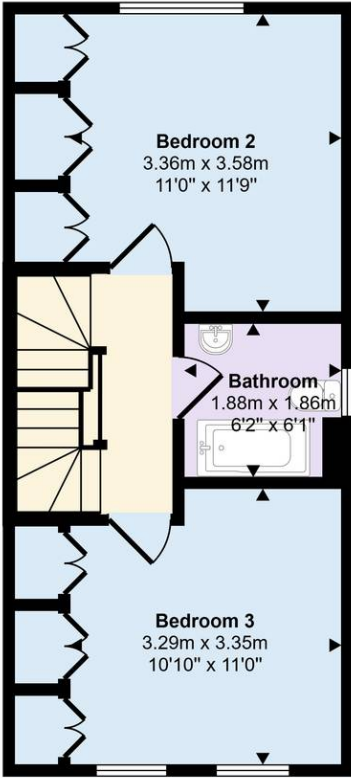
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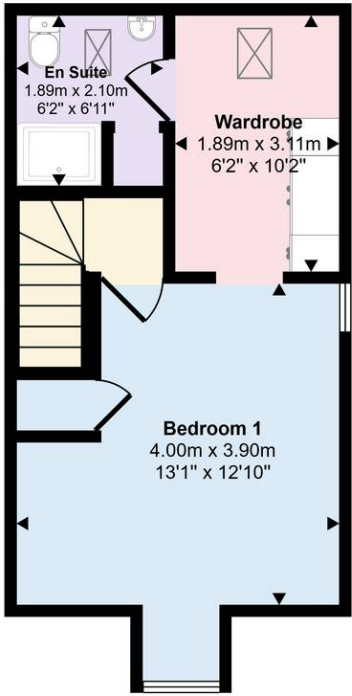
Approx Gross Internal Area
112 sq m / 1201 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft



First Floor
Approx 36 sq m / 392 sq ft



Second Floor
Approx 29 sq m / 316 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.