



9 Keepers Drive, Fair Oak - SO50 7QR
£450,000

WHITE & GUARD

9 Keepers Drive

Fair Oak, Eastleigh

This immaculate, three-bedroom semi-detached family is beautifully positioned on the ever popular Pembers Hill development on the outskirts of Fair Oak village, situated opposite wooded walks, local countryside and in the catchment for the schools Fair Oak & Wyvern. Accommodation briefly comprises a large entrance hall, spacious kitchen/diner, separate living room and cloakroom. On the first floor there is a good size master bedroom with en-suite, two further bedrooms and a well appointed family bathroom. Outside offers a garage and driveway parking and low maintenance garden to the rear.

LOCATION

The property is located close to Fair Oak village and is within walking distance of local schools, shops and amenities, it is also within catchment for Fair Oak Primary school and Wyvern College for 11-16-year-olds which has academy status. The pretty neighbouring villages of Bishops Waltham and Botley are just a short drive away. Eastleigh and its thriving town centre with mainline railway station are a short drive away, as is Southampton Airport, and the M27 motorway providing access to all routes including Southampton, Winchester, Chichester, Portsmouth, Guildford and London.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- IMMACULATE THREE BEDROOM FAMILY HOME
- SPACIOUS KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- GARAGE & DRIVEWAY



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INSIDE

Upon entering the property, you are welcomed into a spacious entrance hall with stairs to the first floor and doors leading to the living room, downstairs WC and kitchen/diner. The living room is laid to carpet with a large window to the front aspect. There is space for freestanding living room furniture with power and TV points. The downstairs WC is laid to tile with a low level WC and wall mounted hand wash basin. The kitchen/diner to the rear is laid to tile with floor and wall units and complimentary worktop with electric double oven with gas hob and extractor over. There are integrated appliances such as a fridge/freezer and dish washer with space for a freestanding washing machine. French doors to the rear provide access to the garden.

Moving up the stairs to the first floor there are three bedrooms, two doubles and one single. The master bedroom benefits from an ensuite shower room, laid to tile with wall tiling in key areas, walk in rainfall shower, heated chrome towel rail, low level WC and wall mounted hand wash basin. In addition, there are built in wardrobes to the master. The family bathroom completes the first floor and is comprised of a tiled floor with wall tiling to key areas, panel enclosed bath with shower over, low level WC, wall mounted hand wash basin and chrome heated towel rail.

OUTSIDE

To the front of the property there is a neatly laid block paved driveway leading under the garage with power, light and an up and over door. Pedestrian access to the rear garden is made possible via a gate in the fence. The remainder of the frontage is laid to lawn except for the paved pathway and area to the front. The attractive rear garden has a paved area and is mainly laid to lawn.



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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 : Full Fibre Broadband Up to 115 Mbps upload speed
Up to 1600 Mbps download speed. This is based on information from Openreach.

Service charges £84.18 per year

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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

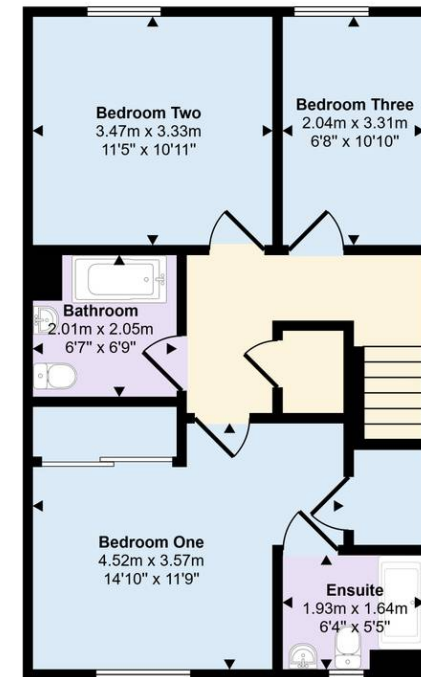
Zoopla



Approx Gross Internal Area
106 sq m / 1139 sq ft



Ground Floor
Approx 53 sq m / 568 sq ft



First Floor
Approx 53 sq m / 571 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.