



2 Kinver Crescent, Fair Oak - SO50 7GB

In Excess of £650,000

WHITE & GUARD

2 Kinver Crescent

Fair Oak, Eastleigh

This great sized, unique four bedroom detached family home comes to the market in immaculate condition throughout, finished to an extremely high standard and offers a very flexible layout over three floors. It is nestled within a thoughtfully designed development and has been finished to an extremely high standard with air conditioning and tasteful décor throughout, with the additional benefit of fully owned solar panels. Accommodation briefly comprises a light and airy sitting room with feature bay window, stunning modern 24ft kitchen/dining room, spacious dual aspect study, separate utility and modern cloakroom. On the first floor there is an impressive master bedroom with dressing area and modern en-suite wet room, two further double bedrooms and a well appointed family bathroom. On the second floor there is a large L-shaped bedroom with modern en-suite finished to an exceptionally high standard. To fully appreciate both the property's location and the accommodation on offer an early viewing is a must.

LOCATION

The property enjoys a peaceful location with access to bridle paths and lovely countryside walks, with the added benefit of being within catchment for Fair Oak Primary School and Wyvern College which caters for 11-16 year olds and has academy status. Both Hedge End with its retail park which includes M&S and Sainsburys and Eastleigh with its thriving town centre are a short distance away, with both Southampton Airport and all main motorway access routes also within easy reach.

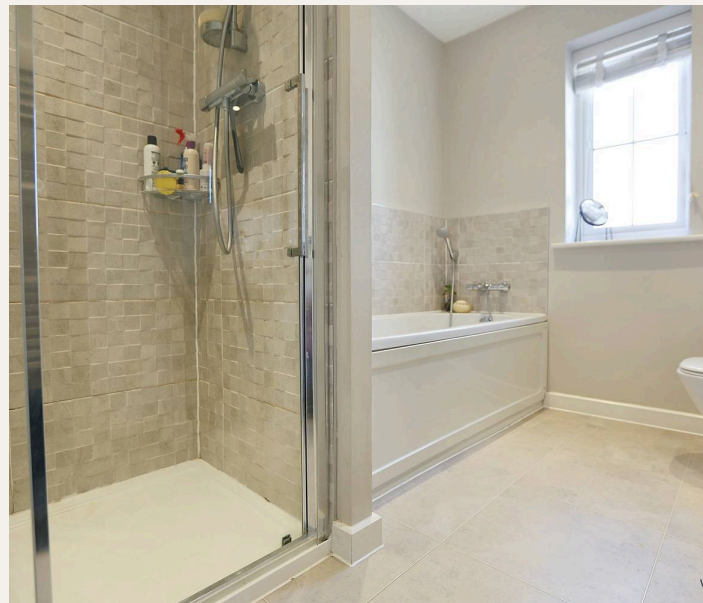
- EASTLEIGH COUNCIL BAND F
- EPC GRADE B
- FREEHOLD
- DETACHED FAMILY HOME
- SPACIOUS KITCHEN/DINING ROOM
- SEPARATE SITTING ROOM
- MASTER WITH EN-SUITE/DRESSING ROOM
- FAMILY BATHROOM & EN-SUITE
- DETACHED GARAGE & OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN





A short pathway leads to a covered porch and front door which then leads through to a welcoming and spacious entrance hall, with stairs leading to the first floor, a built-in storage cupboard and doors to the study, sitting room, kitchen/diner and cloakroom. The cloakroom has a double glazed frosted window to the front aspect and has been fitted with a modern two piece suite comprising of a wall hung vanity unit with storage and an inset wash hand basin, a wall hung W/C and complementary tiling to the splash backs. The study is a dual aspect with windows to both the front and side aspect which makes it a lovely light and airy space. The well-proportioned sitting room has a top of the range wood burning stove and features a square bay window to the side and French doors that open out onto the raised decking area and into the garden. The stunning kitchen/dining room which has a double glazed window to the front and a set of French doors also leading out to the decking area and landscaped rear garden. The kitchen has been fitted with a modern range of high gloss wall and base units with granite effect worktops with an inset stainless steel sink. There is a built-in mid height stainless steel double oven and induction hob with extractor hood over, integrated dishwasher and a door in to the utility room. The utility room has a double glazed window to the rear aspect that overlooks the garden and has space and plumbing for a washing machine and tumble dryer with a countertop and storage area over.

The first-floor landing leads to bedroom two, which boasts built-in wardrobes and an ensuite which has been fitted with a modern suite comprising a shower cubicle, floating wash hand basin, WC and tiled splash backs. Bedroom three is a good sized double, dual aspect room with windows to both the side and rear making it a lovely bright and airy room and bedroom four is opposite this with a window to the front aspect. The family bathroom features a four piece suite comprising a panelled bath, built in double shower cubicle, vanity unit with storage with inset wash hand basin, back to wall WC, heated towel rail, and complimentary tiling to the splashbacks. On the second floor you will find the master bedroom which is a lovely spacious room with dual aspect roof windows to both the front and side aspects, the room benefits from a range of fitted wardrobes, as well as an en-suite shower room which has fitted with a modern white suite comprising shower cubicle, wash hand basin, WC and complimentary tiled splash backs.



OUTSIDE

To the front of the property there is a pathway leading to the front door with surrounding borders and decorative stone. To the side of the property there is a tandem driveway providing off road parking that leads up to the detached garage with up and over door, power and light and a door into the garden, alongside this a gate offers side pedestrian access to the rear garden.

The enclosed rear garden enjoys a great deal of privacy as is not overlooked, aided by the solid brick border, the garden has been landscaped to provide a large, raised composite decking seating/entertainment/BBQ area with a roof canopy and pergola over which benefits from power and lighting. The rest has been mainly laid to an artificial lawn with flower and shrub 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.

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

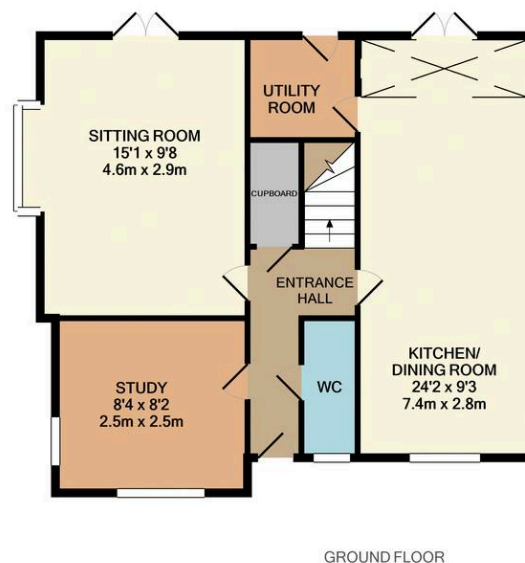
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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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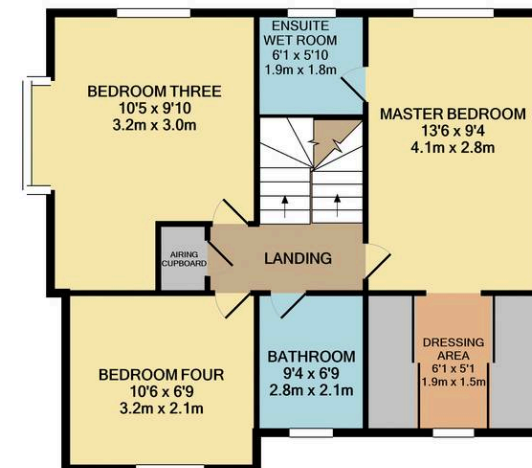


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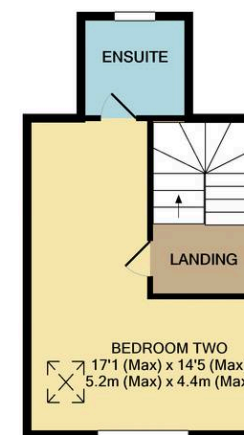


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR



2ND FLOOR

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ

E: fair oak@whiteandguard.com

W: whiteandguard.com