



33 Stubbington Way, Fair Oak - SO50 7LQ
£460,000

WHITE & GUARD

33 Stubbington Way

Fair Oak, Eastleigh

This great sized, four bedroom detached family home comes to the market in great condition throughout, nestled away in the corner of a quiet cul-de-sac, Accommodation briefly comprises a light and airy sitting room with doors that lead out of the garden, kitchen/utility room and modern cloakroom. On the first floor there is an impressive master bedroom with modern en-suite shower room, three further bedrooms and a well appointed modern family bathroom. To fully appreciate both the property's location and the accommodation on offer an early viewing is a must.

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 infant & Junior schools along with Wyvern College for 11-16 year old which has academy status. The house is also a short walk from Knowles Park, a haven for wildlife. 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 E
- EPC ORDERED
- FREEHOLD
- FOUR BEDROOM DETACHED BEDROOM
- TWO RECEPTION ROOMS
- KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY





INSIDE

The front door 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 sitting room, dining room, kitchen/utility and cloakroom which has been fitted with a modern two piece suite comprising of a gloss white vanity unit with an inset wash hand basin and a low level W/C. The dining room is a lovely space with a window to the front aspect, and the well-proportioned sitting room is then alongside this and features a brick built fireplace with an inset log burner and French doors that open out onto the patio area and into the garden. The kitchen has a double glazed window to the rear and a door also leading out to the patio area and landscaped rear garden. The kitchen has been fitted with a range of Oak wall and base units with granite effect worktops with an inset butler sink. There is a space for a cooker with built in extractor over and then spaces for a tall fridge freezer, washing machine and tumble dryer and a door into the garage.

The first-floor landing gives access to all the bedrooms and the family bathroom with the master bedroom boasting a range of 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. Bedrooms two and three are both to the front and have fitted wardrobes and windows to the front aspect and bedroom four is then to the rear with a window that overlooks the landscaped garden. The family bathroom features a beautifully re fitted modern three piece suite comprising a panelled bath with shower over, a range if built in gloss furniture including a vanity unit with storage and an inset wash hand basin, cupboard and a back to wall WC, heated towel rail, and complimentary tiling to the splashbacks.

OUTSIDE

Located at the front of the property, a driveway offers off-road parking for two vehicles and grants access to the integrated garage through an up-and-over door. The garage is equipped with power, lighting. The landscaped rear garden has been meticulously designed by the current owners to feature functional tiers, including a patio with a pond. Steps lead to a second tier with a sitting area, with the rest being mainly laid to a rockery and mature plants and shrubs.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

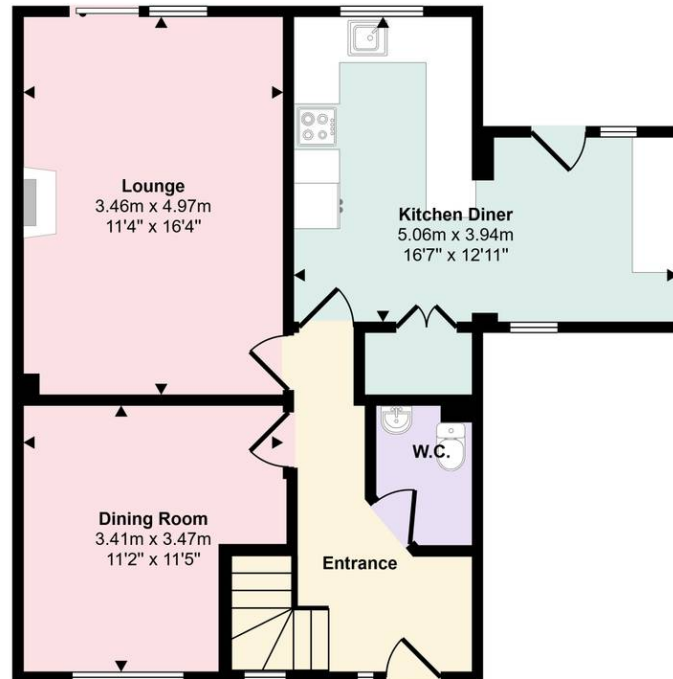
Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Disclaimer

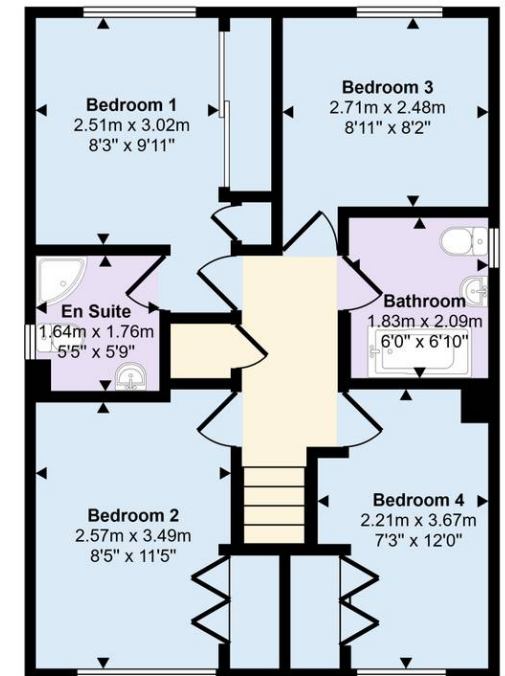
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Approx Gross Internal Area
109 sq m / 1174 sq ft



Ground Floor
Approx 58 sq m / 620 sq ft



First Floor
Approx 51 sq m / 554 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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