



Connells

Brookfield Road
Fair Oak Eastleigh



Property Description

Step into elegance with this exquisite three bedroom detached house in Fair Oak.

The spacious ground floor welcomes you with a cosy lounge featuring a charming fireplace, a separate dining room for intimate gatherings, a modern kitchen that is as functional as it is stylish, a delightful conservatory and a convenient downstairs cloakroom.

Ascend to the first floor to discover three double bedrooms, each providing a haven of comfort, and a luxurious four piece suite bathroom.

Outside, a grand driveway leads to a double garage, while the generous garden, adorned with a large shed, offers the perfect retreat for outdoor enjoyment. Views over playing fields also benefits this property as well as being in the Wyvern catchment area, which makes this property an ideal family home.

Embrace the allure of this captivating home where sophistication meets tranquillity.

Entrance Porch

PVC front door. Double glazed window to side of aspect.

Entrance Hall

Door from the porch into the hallway. Radiator.

Cloakroom

Double glazed window to side of aspect. WC. Wash hand basin. Radiator.

Lounge

12' max x 11' 1" max (3.66m max x 3.38m max)

Double glazed window to front of aspect. Modern wood burner. TV port. Radiator.

Dining Room

12' max x 10' 9" max (3.66m max x 3.28m max)

Double glazed window to front of aspect. Stair case to first floor. Radiator. TV port. Telephone port.

Kitchen

12' x 10' 9" (3.66m x 3.28m)

Stunning kitchen with double glazed window to rear of aspect. Modern wall and base units. Integral AEG electric double oven. AEG induction hob. Integral fridge and separate freezer. Sink and drainer set into work tops with a tile splash back. Radiator.

Utility Room

6' x 5' 5" (1.83m x 1.65m)

Double glazed window to side of aspect. Work top with washing machine and tumble dryer below. Boiler on wall.

Conservatory/ Sun Room

11' 3" x 8' (3.43m x 2.44m)

Double glazed window to side and rear. Door to rear. Radiator.

Landing

Stairs from dining room up to landing. Built in airing cupboard. Loft access.

Bedroom 1

14' 5" x 9' (4.39m x 2.74m)
Double glazed window to front of aspect.
Radiator. Built in storage over the stairs.

Bedroom 2

12' x 11' (3.66m x 3.35m)
Double glazed window to side of aspect.
Radiator.

Bedroom 3

11' max x 9' max (3.35m max x 2.74m max)
Double glazed window to front of aspect.
Radiator

Bathroom

4 piece suite bathroom. Double glazed window to rear of aspect. WC. Wash hand basin. Bath with mixer taps. Corner shower cubicle. Part tiled. Radiator.

Outside

Off road parking. Driveway to side of property leading to double garage and garden.
Sunny rear garden which is mainly laid to lawn. Patio area and a large wooden shed.
Steps up to a raised area which would be ideal for a private seating area.

Double Garage

22' 5" x 21' (6.83m x 6.40m)
Wooden door to the side. Double glazed window to side. Electric double door. Electric. Lighting. Power sockets. Loft storage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: D

view this property online [connells.co.uk/Property/EGH307876](https://www.connells.co.uk/Property/EGH307876)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGH307876 - 0006