

for sale

offers in excess of **£350,000**



Summerlands Road Fair Oak Eastleigh SO50 7AT

A spacious FIVE BEDROOM and three reception room family house located in the heart of Fair Oak and features SEPARATE DINING ROOM, downstairs cloakroom, FAMILY ROOM, en-suite shower room, CONSERVATORY and driveway parking for two cars.

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Entrance Hall

Double glazed glass panel front door, double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, doors to kitchen and family room, door to:

Lounge

14' x 11' max (4.27m x 3.35m max)

Double glazed window to front aspect, gas coal effect fire, double doors to:

Dining Room

11' 2" max x 9' 3" (3.40m max x 2.82m)

Double glazed French doors to:

Conservatory

15' 11" max x 9' 6" (4.85m max x 2.90m)

Part brick and part double glazed with double glazed French doors and double glazed glass panel door to rear garden, radiator, power and light.

Family Room

15' 3" x 8' max (4.65m x 2.44m max)

Double glazed window to front aspect, door to:

Inner Hallway

Door to kitchen/breakfast room, door to:

Cloakroom

Low-level wc., wash hand basin, wall mounted cupboard

Kitchen/breakfast Room

Roll top work surfaces with cupboard and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, fitted four ring gas hob with hood over, fitted oven and grill, breakfast bar, space for dishwasher, space for washing machine, space for tumble dryer, space for upright fridge/freezer, part tiled walls, glass panel door to conservatory



Upstairs Landing

Bedroom One

13' 1" x 10' 7" max (3.99m x 3.23m max)

Double glazed window to front aspect, door to:

En-Suite Shower Room

Fully tiled shower cubicle, low-level wc, pedestal wash hand basin, wall mounted double cupboard, double glazed window to side aspect

Bedroom Two

14' 1" x 10' 3" max (4.29m x 3.12m max)

Double glazed window to front aspect

Bedroom Three

10' 10" max x 10' 3" max (3.30m max x 3.12m max)

Double glazed window to rear aspect, cupboard housing gas boiler

Bedroom Four

10' 1" max x 10' (3.07m max x 3.05m)

Double glazed window to front aspect

Bedroom Five

10' 7" max x 8' 7" max (3.23m max x 2.62m max)

Double glazed window to rear aspect

Bathroom

Panel enclosed bath with shower over, low-level wc., pedestal wash hand basin, wall mounted double cupboard, double glazed window to rear aspect

Outside

Rear Garden

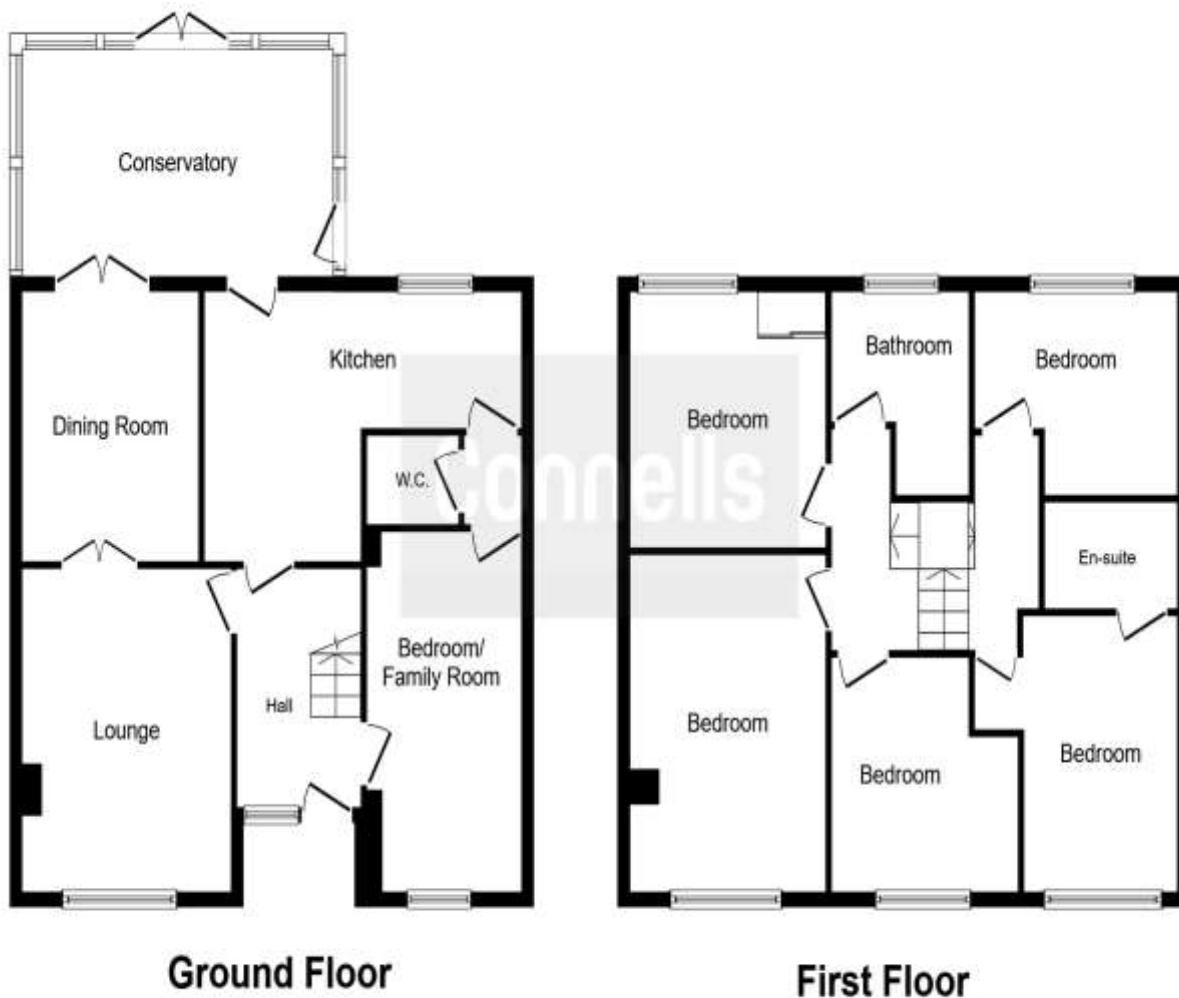
Part patio remainder laid to lawn with flower and shrub borders, fully enclosed, gate for side access

Parking

Driveway parking for two cars







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Property Ref: EGH305515 - 0023

Tenure: Freehold

EPC Rating: Awaited

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