



Red Oaks Drive | Park Gate | SO31 1DQ

Asking Price £615,000



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W&W are delighted to offer for sale this beautifully presented executive four bedroom detached family home. The property boasts four double bedrooms, open plan lounge/dining room, stunning modern kitchen, downstairs cloakroom, modern en-suite shower room & modern family bathroom. The property also benefits from an impressively sized rear tiered landscaped garden with 19'3ft cabin/home office to remain, integral garage & block paved driveway parking.

Red Oaks Drive is situated in Park Gate with local shops & amenities less than half a mile away. The property is situated within the catchment for the excellent Brookfield Community School. Excellent transport links are also within easy access, including A27, M27 & Swanwick train station which is just a short walk away & offers direct links to Portsmouth & Southampton.







Beautifully presented four bedroom detached family home

Versatile accommodation across three floors boasting over 1600 Sq. Ft

Contemporary front door opening into the welcoming entrance hallway with attractive tiled floor

Ground floor bedroom/reception room with walk in bay window

Downstairs cloakroom comprising contemporary two piece suite

Stunning open plan living space with feature bi-folding doors opening out onto the paved patio, ideal for alfresco entertaining

Modern kitchen with attractive worktops & cabinets

Integrated appliances include dishwasher, instant hot water tap, drinking water tap & range style cooker

Main bedroom to the first floor enjoying two built in wardrobes & modern en-suite shower room

Two further double bedrooms to the top floor offering walk in wardrobe/dressing areas

Modern main bathroom comprising three piece white suite & attractive wall tiling



Tenure: Freehold
EPC Rating: B
Council Tax Band: E -
£2645.56 Per Annum

Impressive landscaped tiered rear garden enjoying an attractive paved patio with raised sleeper display flower/shrubbery beds

Steps then lead up to the decked sun terrace with pergola

Area laid to lawn with 19'3ft cabin/home office enjoying power and lighting & shed to remain

Garage currently used as a home gym with utility area to the rear & roller electric remote controlled roller door

Block paved driveway parking providing parking for multiple vehicles & electric vehicle charging point to remain if required

Fully owned solar panels to the property with potential to produce up to 30 KW of electricity per day, with battery storage for excess and the seller informs us that the solar panels also have off the grid capability

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating





Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

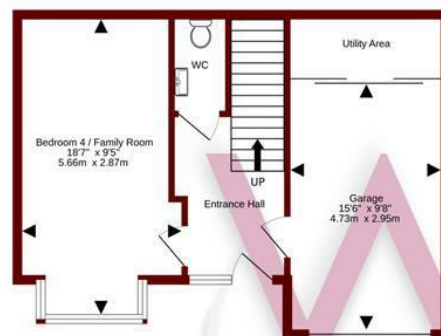
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



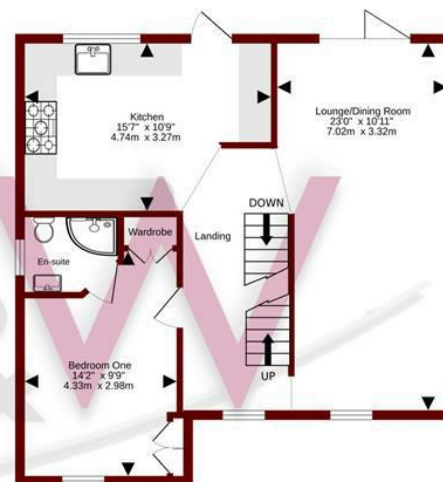
Summer House
212 sq.ft. (19.7 sq.m.) approx.



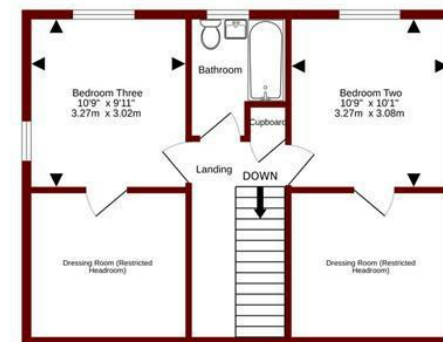
Ground floor
472 sq.ft. (43.9 sq.m.) approx.



1st floor
650 sq.ft. (60.4 sq.m.) approx.



2nd floor
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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