



49 Samuel Jarvis Avenue, Fair Oak - SO50 7QN

In Excess of £400,000

WHITE & GUARD

49 Samuel Jarvis Avenue

Fair Oak, Eastleigh

Offered in exceptional order throughout, this simply stunning three bedroom semi-detached home was constructed in 2021 by Drew Smith Homes. Located within Fair Oak the property showcases a driveway and garage and looks onto neighbouring fields and countryside. The ground floor accommodation offers a well-proportioned living room, fully fitted kitchen dining room set at the rear of the house and a cloakroom. On the first floor there are three good size bedrooms, en-suite to the master and separate family bathroom. Externally there is a low maintenance south facing rear garden with pedestrian access to the garage.

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 of Fair Oak Primary school and Wyvern College for 11-16-year-olds, which has academy status. 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 D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN / DINING ROOM
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE SOUTH FACING REAR GARDEN
- DRIVEWAY & GARAGE





A double glazed composite door opens into a well presented and welcoming entrance hall which is laid to wood effect tiled flooring, stairs lead to the first floor, there is a fitted cupboard housing a consumer unit and understairs storage area. A door opens into a WC with wash hand basin, radiator to one wall, attractive tiled flooring and tiled walls to the principal areas. The living room has double glazed windows providing an attractive outlook onto fields, a radiator to one wall and a wall mounted TV point. The kitchen dining room, set across the rear of the property is a fabulous space to both enjoy as a family and entertain. This stylish room provides an extensive range of wall and base level units with contrasting oak effect work surfaces complete with an inset gas hob, with cooker hood over and inset composite sink and drainer. Further integrated "Whirlpool" appliances include an electric oven and grill, dishwasher, washing machine and fridge freezer. Complete with spotlighting, USB charging sockets and laid to tiled wood effect flooring, the room provides ample space for a large dining table and chairs and has double glazed French doors which open onto the garden.

The first floor landing provides access to the loft space via a pull ladder with lighting and a fitted storage cupboard. The master bedroom, is a good size double benefitting from fitted wardrobes, a dressing area and in-built airing cupboard with heater. Presented in immaculate condition the en-suite shower room is set with "Italian style ceramic" tiling, an enclosed mains shower cubicle, wash hand basin, WC and heated towel rail. Bedrooms two and three are generously proportioned rooms in comparison to a number of comparable modern homes and both allow plenty of space for freestanding bedroom furniture. The family bathroom suite provides a panel enclosed bath with mains shower over and fitted glass shower screen, wash hand basin, WC and heated towel rail.

OUTSIDE

Externally, a dropped kerb provides vehicular access to a block paved driveway which in turn leads to the garage. Accessed via an up and over door, the brick built garage has power and lighting, space for a tumble dryer and a door to one side provides access to the garden. The south facing rear garden has been well presented and has a patio seating area which extends to a lawn, there are raised timber enclosed plant borders and a covered bin store behind the rear of the garage. A garden gate to one side opens onto the driveway.



Agents Note: Please note the upgraded light fittings contained within property will not remain as part of the sale and will be replaced with standard fittings on completion. Our clients have advised us there in an annual estate charge of £120, £60 paid per 6 months.

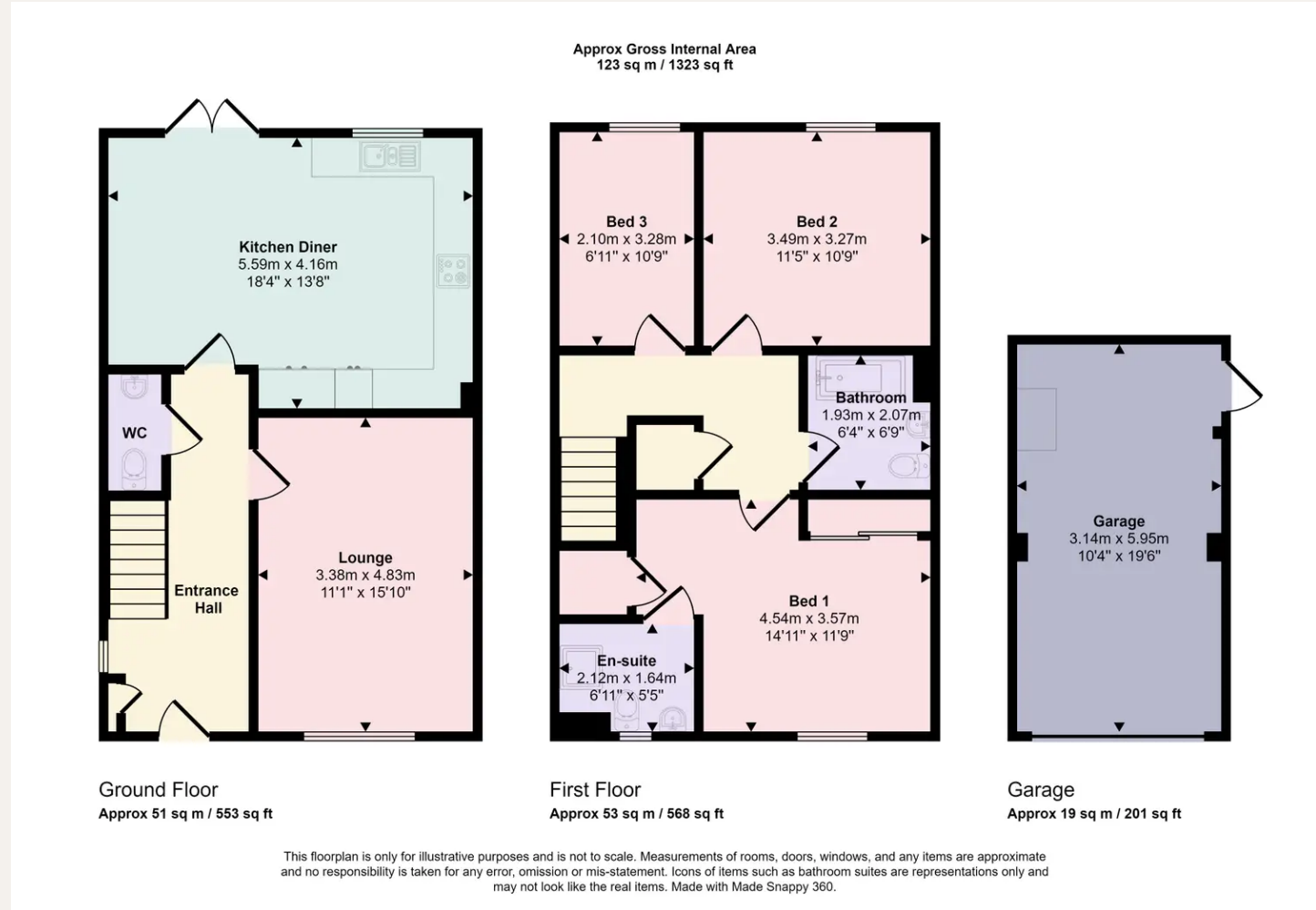
SERVICES:

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

Ultrafast Full Fibre Broadband Up to 1000 Mbps download speed Up to 220 Mbps upload speed. This is based on information provided by Openreach.

Disclaimer

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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