



Connells

Dunwritin Botley Road
Fair Oak Eastleigh



Property Description

Located in a popular residential area of Fair Oak, this spacious three bedroom semi-detached house offers well-proportioned accommodation, a generous garden and excellent outdoor space, making it an ideal family home.

Upon entering, the property offers a welcoming entrance with a convenient downstairs cloakroom.

The spacious lounge/diner provides a great central living and entertaining space, with patio doors opening directly onto the patio and rear garden, allowing plenty of natural light into the room and creating an easy connection between the indoor and outdoor spaces.

The modern fitted kitchen offers a good range of wall and base units, complemented by a double integral oven and external door providing access onto patio garden.

Upstairs, there are three good-sized bedrooms, with the master bedroom benefiting from built-in wardrobes providing excellent storage. The remaining two bedrooms offer flexibility for children, guests, a home office or additional living requirements.

A family bathroom completes the first floor.

Outside, the rear garden is a particular feature of the property, offering a landscaped patio area leading onto a large lawn, with side access and a wooden shed providing useful additional storage.

The property also benefits from parking to the rear and a garage with a large adjoining workshop.

Special features include a relatively new condensing boiler and upgraded radiators.

Location

Situated in Fair Oak, the property is conveniently positioned for a range of local amenities, shops, schools and leisure facilities, while also offering excellent transport links to surrounding areas.

Porch

Composite door. Double glazed window to rear aspect. Radiator.

Entrance Hall

Internal glazed door to front aspect. Double glazed window to side aspect. Radiator. Storage cupboard.

Cloakroom

Double glazed window to side aspect. Wash hand basin. Toilet.

Lounge Diner

Double glazed window to front aspect. Patio doors to garden. TV port. Radiator.

Kitchen

Double glazed window to rear aspect, Double glazed door to garden. Modern fitted kitchen with wall and base units. Fitted gas hob, electric double oven with extractor hood. Space for fridge freezer and washing machine. Tiled splash back. Stainless steel sink and drainer.

Landing

Stairs from hallway to landing. Double glazed window to side aspect. Loft access. Built in cupboard housing the condensing boiler which is 2 years old.

Bedroom 1

Double glazed window to front aspect.
Radiator. Large fitted wardrobes.

Bedroom 2

Double glazed window to rear aspect.
Radiator.

Bedroom 3

Double glazed window to rear aspect.
Radiator.

Bathroom

Double glazed window to front aspect.
Shower over bath. Toilet. Vanity sink and unit.
Heated towel rail. Extractor fan. Shaving port.

Outside

To the front. Front garden mainly laid to lawn
with path up to front door. CCTV to front, rear
and garage.

To the rear. Landscaped rear garden with
patio area, lawn, wooden shed and side
access.

Parking and garage to rear.

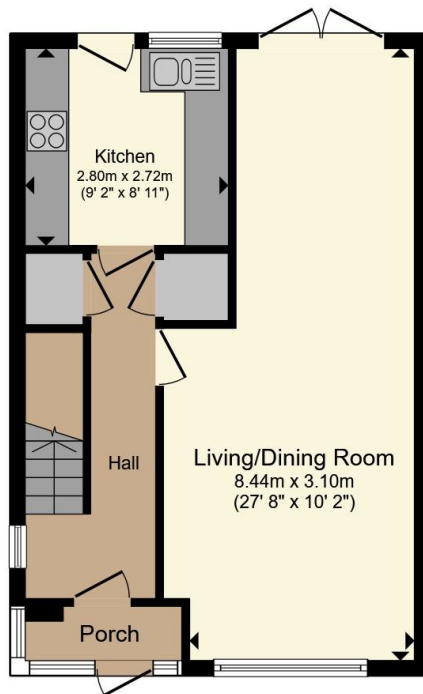
Garage & Workshop

Up and over door to garage, power and
lighting. Large workshop has power and light.

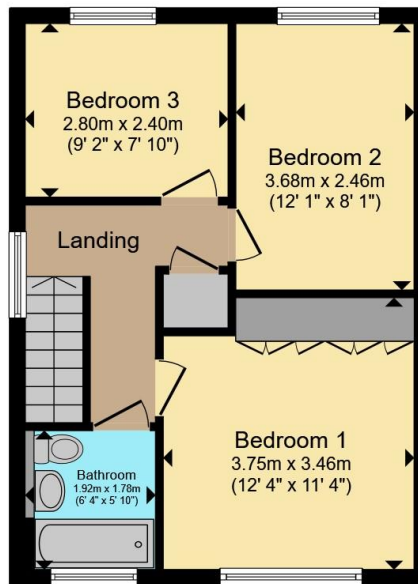
Agent Notes

Please note that an AML fee is chargeable to
the buyer once an offer is accepted to cover
the cost of carrying out the required identity
and anti-money laundering checks. Once
these checks have been completed, the fee
cannot be refunded, even if the property
purchase does not go ahead





Ground Floor



First Floor

Total floor area 85.6 m² (922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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19 Market Street
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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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