



42 Davidson Drive, Fair Oak - SO50 7HX

Guide Price £400,000

WHITE & GUARD

42 Davidson Drive

Fair Oak, Eastleigh

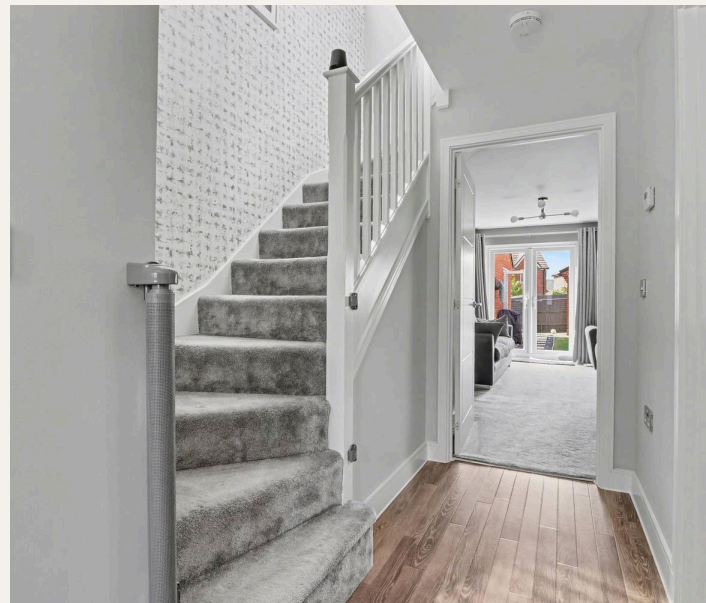
INTRODUCTION

An immaculately presented three-bedroom semi detached family home, occupying a pleasant position within this highly regarded modern development, benefitting from a landscaped rear garden, detached garden room, garage and driveway parking. This stylish home has been thoughtfully improved by the current owners and offers well balanced accommodation arranged over two floors, perfectly suited to modern family living.

LOCATION

Davidson drive is part of a popular and well established development in Fair Oak, known for its community feel and convenient access to local amenities. Nearby, you'll find well regarded schools, green open spaces, woodland walks, village shops and excellent transport links to Eastleigh, Southampton and Winchester. Whether commuting, raising a family or simply seeking a comfortable place to settle, this location offers the best of both peaceful suburbia and easy modern living.

- EASTLEIGH COUNCIL BAND C
- FREEHOLD
- EPC RATING B
- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN DINING ROOM
- LOUNGE WITH FRENCH DOORS TO THE GARDEN
- ENSUITE TO MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- GARDEN ROOM & STORAGE AREA
- DRIVEWAY WITH OFF ROAD PARKING





INSIDE

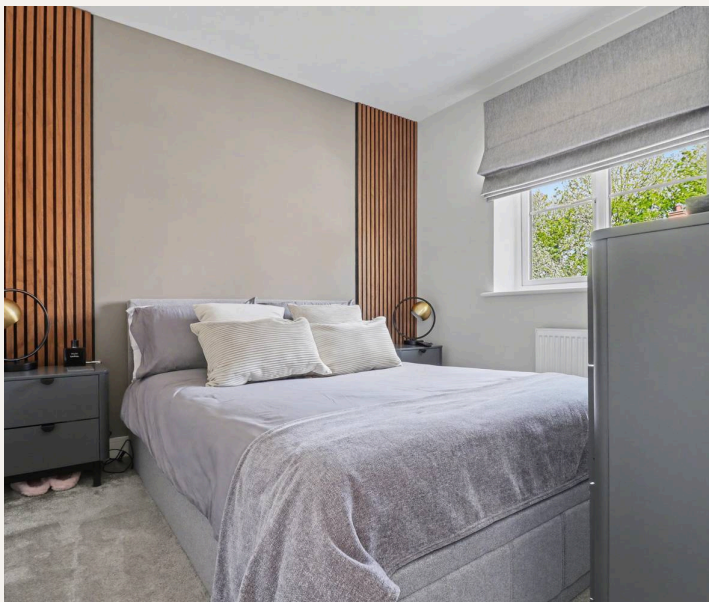
The ground floor accommodation begins with a welcoming entrance hall with staircase rising to the first floor and a convenient cloakroom. To the rear of the property is a beautifully presented living room, finished in contemporary tones and featuring French doors opening directly onto the patio area and rear garden, creating an excellent connection between inside and out and allowing for plenty of natural light. To the front of the property sits a modern kitchen/dining room, fitted with a range of sleek units, integrated appliances and ample worktop space. The dining area comfortably accommodates a family table, making it ideal for both everyday use and entertaining.

The first floor continues to impress, with three well proportioned bedrooms. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a modern family bathroom. All rooms are tastefully decorated and further enhanced by fitted blinds and plush flooring, giving the property a real sense of quality throughout.

OUTSIDE

The rear garden has been landscaped with ease of maintenance in mind, featuring a paved seating area and a neat lawn, making it ideal for both entertaining and family use. A particular highlight is the rear of the garage has been converted to a garden room, currently arranged as a stylish bar and leisure space, offering fantastic versatility as a home office, gym or social space, all with power and lighting.

To the front and side of the property there is driveway parking leading to the front half of the garage which provides further storage.



SERVICES:

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

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbpsdownload speed. This is based on information provided by Openreach.

Estate Service Charge £257.04 payable every 6 Months

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ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

