



## 55, Weavills Road, Bishopstoke, Eastleigh, SO50 8HQ

### £525,000

A beautifully modernised three-bedroom detached bungalow, presented to an exceptional standard throughout. This immaculate home combines contemporary style with comfortable living, offering spacious interiors and high-quality finishes. One of the standout features of this stunning home is the contemporary kitchen / diner, where natural light floods in through the apex window and full-width bi-fold doors, seamlessly connecting the space to the rear garden.

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The property is accessed from the road via a dropped kerb, through a pair of wrought iron gates giving access to the driveway providing off road parking for several vehicles.

A paved path leads to the canopied entrance porch with courtesy light over. A upvc door with obscure glazing opens to;

### Entrance Hallway

Smooth plastered ceiling with coving, four downlighters, access to the roof void, single panel radiator, laminate floor covering.

A door opens to an airing cupboard housing a single panel radiator and slatted linen shelving and houses the gas meter.

All doors are of a six panel design.

### Lounge 14'9" x 13'4" into bay (4.52 x 4.07 into bay)

Smooth plastered ceiling with coving, ceiling light point, walk in upvc double glazed bay window, double panel radiator, provision of power points and a television point.

The room centres on a wall mounted electric fire.

### Kitchen / Dining Room 19'6" x 13'5" (5.96 x 4.10)

The kitchen is fitted with an extensive range of gloss fronted and handle-less, low level cupboard, drawer base units and larder cupboards. Heat resistant worksurface with built in sink with drainer and a mono bloc mixer tap. Four burner AEG induction hob with glass splashback and matching extractor fan. Integrated fridge and freezer, integrated 'Samsung' microwave, integrated 'Samsung' fan assisted oven. 'Beko' slimline dishwasher, integrated 'Baumatic' automatic washing machine and dryer.

Smooth plastered vaulted ceiling, ten LED downlighters, 3 pendent lights, continuation of laminate floor covering from the entrance hallway. Two tall modern style radiators. Natural light is provided by two upvc 'Velux' windows.

Aluminium double glazed bi-fold doors, give direct access onto the rear garden with apex glazing over.

### Shower Room 5'6" x 6'3" (1.69 x 1.92)

Smooth plastered ceiling, two downlighters and pendent lighting, obscure upvc double glazed window to the rear aspect, chrome heated towel rail. Floating wash hand basin with vanity drawer units, close coupled wc with dual push flush, walk in shower enclosure with a glass and chrome shower screen, thermostatic shower valves within and dual head.

Ceramic glazed tiled walls and ceilings.



### Bedroom 1 10'11" x 11'6" (3.34 x 3.51)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.



### Bedroom 2 10'4" x 8'9" (3.15 x 2.67)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



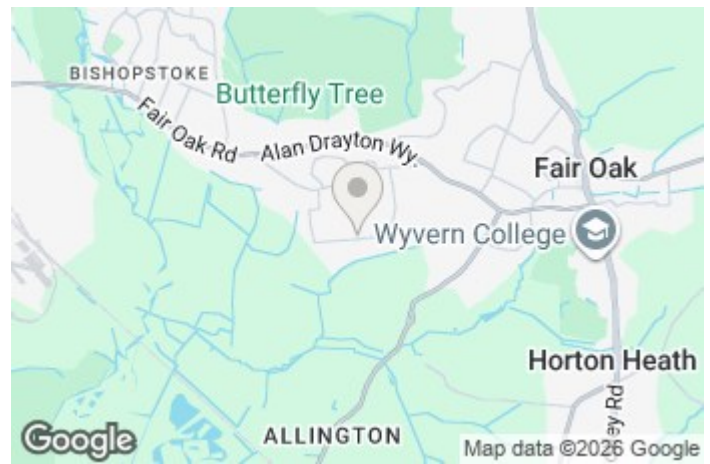
### Bedroom 3 11'5" x 8'3" inc robes (3.50 x 2.52 inc robes)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, single panel radiator,



provision of power points.

This room benefits from a good range of fitted wardrobes with mirrored sliding doors providing a good degree of hanging rail and storage.



### Front Garden

Is principally laid to lawn with attractive borders.

### Rear Garden

Stepping out onto an area laid to patio providing a pleasant seating area.

The garden is principally laid to lawn with borders, to the rear boundary is an area laid to hard standing suitable for a garden shed.



### Garage 18'8" x 8'2" (5.69 x 2.50)

Accessed via a roller shutter door or via a upvc door with obscure glazing. Natural light is provided by an aluminium double glazed window to the rear aspect.

The garage benefits from lighting and power.

### Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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