



7, Monksbrook Close, Eastleigh, Eastleigh, SO50 9NQ

£460,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION !!

A delightful detached bungalow situated in a very convenient cul de sac location, minutes from the town centre and M3/M27 motorways with a pleasant rear aspect backing onto Monks Brook.

This spacious home is presented in good decorative order throughout and comprises hall, lounge, separate dining room, kitchen, conservatory, 3 bedrooms with ensuite shower to the master, bathroom and separate wc.

Externally the property benefits from a detached garage, block paved driveway, large workshop, green house and delightful gardens with patio.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road along block paved driveway providing off road parking, leading onto a low maintenance panelled door with obscure double glazed panels opens onto

ENTRANCE HALLWAY

Double panelled radiator, provision of power points, telephone point, coved ceiling, two ceiling light points, two smoke alarms, access to the roof void with retractable loft ladder and light. Wall mounted Potterton central heating thermostat, carbon monoxide alarm. A useful cloaks cupboard provides hanging and storage. All internal doors are of a six panelled design with brass door furniture

LIVING ROOM 15'5" x 10'5" excl door recess (4.70m x 3.18m excl door recess)

The room centres on a marble fireplace with marble hearth and surround with an inset coal effect gas fire, double panelled radiator, provision of power points, coved ceiling, ceiling light point with decorative ceiling rose and two wall light points. Sliding double glazed door leads onto a conservatory.



CONSERVATORY 16'8" x 8'11" (5.09 x 2.74)

The conservatory is a particular feature of this property taking full advantage of views of the rear garden. Double panelled radiator. Constructed of low cavity brick work with upvc double glazed windows to the rear and side aspects with French doors opening onto patio and rear garden. Polycarbonate roof, wall light point, provision of power points and a television aerial point.



DINING ROOM 9'10" x 9'3" (3.0 x 2.83)

Is accessed from the hallway or from the kitchen. A pleasant dual aspect room with double glazed windows to the front and side aspects. Single panelled radiator, provision of power points, coved ceiling and a ceiling light point.



KITCHEN 12'1" x 7'10" (3.7 x 2.4)

Double glazed window to the front aspect and a part obscure double glazed door giving access to drive and side aspect. The kitchen is fitted with a range of white fronted panel units with contrasting handles and dark granite effect heat resistant roll edge worksurface with matching upstands. Tiled splashbacks, laminate floor covering. Inset one and a half bowl single drainer volcanic black sink unit with waste extractor and a chrome mono bloc mixer tap. A range of matching cupboard and drawer base units with incorporating wine storage and matching cupboards above with corner end shelving and glazed display cabinet with glass shelving and down lighters, concealed undercounter lighting. Built in AEG electric double oven and grill and an inset AEG four burner gas hob with a concealed extractor hood above. AEG integrated fridge / freezer. Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted Potterton digital programming controls for the central heating and hot water supply. Coved ceiling and four ceiling light points.



BEDROOM 1 14'11" excl door recess x 10'8" (4.56 excl door recess x 3.26)

A pleasant dual aspect room with upvc double glazed windows to the rear and side aspect. Double panelled radiator, provision of power points, coved ceiling and a ceiling light point. Fitted full height wardrobe with sliding mirrored doors. A door opens onto an ensuite facility.



ENSUITE SHOWER ROOM 7'0" x 6'1" (2.15 x 1.86)

Fitted with a three piece white suite comprising quadrant shower with sliding shower screen and a Briston electric shower, half recessed wash hand basin with a chrome mono bloc tap, close coupled concealed cistern wc. Marble effect heat resistant worksurface with useful storage cupboard underneath. Fully tiled, vinyl floor covering, ceiling light point, extractor fan, electric heater and a plumbed in chrome heated towel rail.



BEDROOM 2 11'11" x 10'0" (3.65 x 3.05)

Double glazed window to the side aspect, single panelled radiator, coved ceiling, ceiling light point, provision of power points. A door opens to an airing cupboard housing an insulated hot water cylinder with slatted linen shelving, a further door opens to a useful built in wardrobe providing a good degree of hanging rail and storage. A fitted full height wardrobe with sliding mirrored doors provides further storage.



BEDROOM 3 10'5" x 6'8" (3.2 x 2.05)

Double glazed window to the rear aspect, single panelled radiator, provision of power points, coved ceiling and a ceiling light point.

BATHROOM 5'9" x 5'7" (1.76 x 1.72)

Obscure double glazed window to the side aspect. Fitted with a two piece white suite comprising panelled bath with a plumbed in shower with curtain and rail over. Pedestal wash hand basin, radiator, fully tiled walls, coved ceiling and a ceiling light point.



SEPERATE WC

Obscure double glazed window to the side aspect, close coupled white wc, radiator, coved ceiling and a ceiling light point.

EXTERNALLY

TO THE REAR

Stepping out and a couple of steps down from the conservatory onto a flag stone patio immediately abutting the rear of the property with a low level brick wall creating a bench seating area with external lighting to the pillars. To one end of the patio a pair of post and rail gates gives access to the drive and garage. A couple of steps lead down into the garden which has been laid principally to lawn with surrounding shrub beds. An aluminium framed green- house, is located behind the garage. A few steps lead down leads onto the rear of the garden, again laid principally to lawn with surrounding flower / shrub beds which leads to the workshop and another pleasant seating area overlooking Monks Brook.



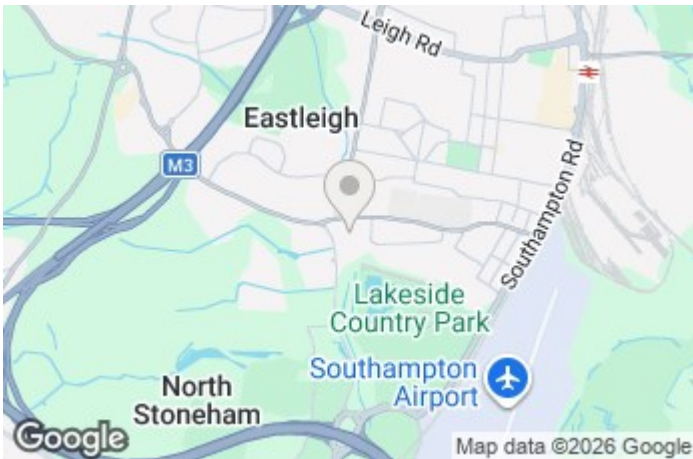
GARAGE 18'2" x 7'11" (5.56 x 2.42)

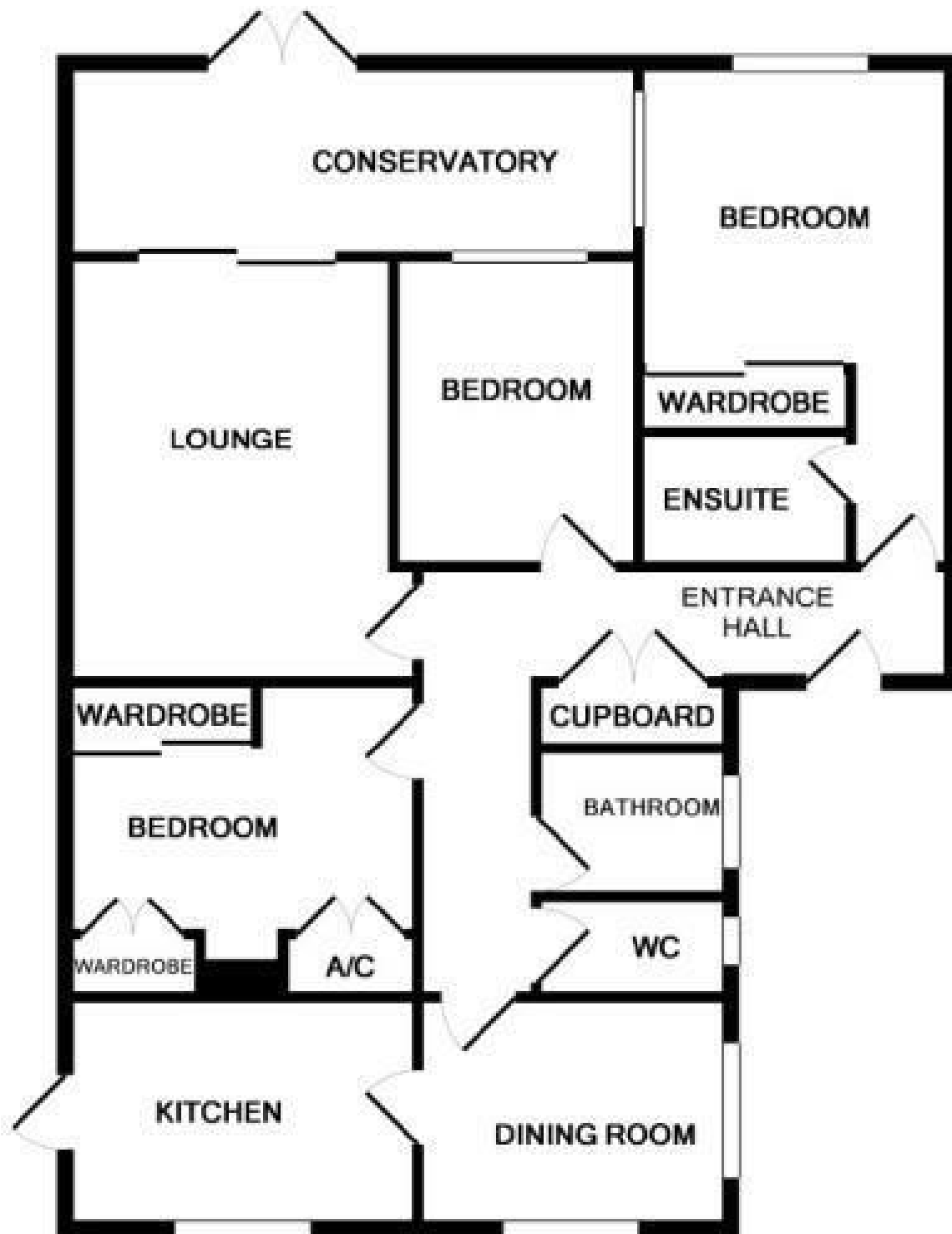
Electronic up and over door from the driveway, a personal door gives access into the garden. A pre-fabricated garage. Natural light is provided by windows and benefits from lighting, power and a separate fuse box.

WORKSHOP 18'4" x 14'9" (5.6 x 4.5)

Located to the rear boundary of a pre-fabricated construction. Accessed by a cantilever door and adjacent door personal door with window provides natural light, with further windows to the rear and side aspects.

Council Tax Band D





Whilst every attempt has been made to ensure the accuracy of the floor plan 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	88
(81-91) B	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	