



9, Highcliffe Drive, Eastleigh, Eastleigh, SO50 4RB

£450,000

A nicely presented 3/4 bedroom linked detached property, set in a conveniently located cul-de-sac and off road parking. The versatile accommodation has light and airy vaulted ceilings with a welcoming entrance hallway, well fitted kitchen, spacious lounge, ground floor bedroom with a wet room style shower room along with a 2nd reception room/ additional bedroom. To the first floor are two more bedrooms with a family bathroom. Enclosed rear garden with mature shrubs and fish pond. The property also benefits from a garage.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed from the driveway to a brick built porch. A double glazed door opens to

Entrance Hallway

Smooth plastered ceiling, ceiling light point. single panel radiator, provision of power points.

Understairs storage cupboard

Kitchen 14'1" x 8'6" (4.3 x 2.6)

The kitchen is fitted with a range of white fronted, low level cupboard and drawer base units, heat resistant worksurface inset stainless steel sink unit with drainer and a range of matching wall mounted cupboards over. 'Zanussi' hob with matching extractor hood over. integrated dishwasher, fridge / freezer

Double glazed window to the front aspect, brickwork style splashback tiling. Single panelled radiator, smooth plastered ceiling and a ceiling light point.



Ground Floor Bedroom 10'5" x 8'6" (3.2 x 2.6)

Double glazed window to the rear aspect, smooth plastered ceiling, ceiling light point, provision of power point, single panel radiator.



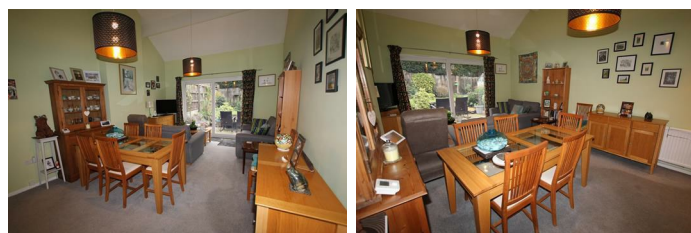
Lounge / Dining Room 18'0" x 12'5" (5.5 x 3.8)

Sliding double glazed doors giving direct access onto the rear garden, textured plastered cathedral style ceiling, ceiling light points, double panel radiator.

Staircase leading to the first floor.

Bedroom 3 / 2nd Reception Room 10'11" x 8'0" (3.34 x 2.44)

Double glazed bay window to the front aspect and leaded lights, radiator, provision of power points, ceiling light point.



Wet Room 6'6" x 6'6" (2.0 x 2.0)

Obscure double glazed window to the side aspect, 'Myra' shower, extractor fan, pedestal wash hand basin, tiled splashback, close coupled wc, heated towel rail.



First Floor

The landing is accessed by a staircase from the lounge area.

Master Bedroom 11'9" x 8'10" (3.6 x 2.7)

Double glazed window to the rear aspect, single panel radiator.

Provision of power points. Access to the roof void. A door opens to an airing cupboard.



Bedroom 3 / Study 12'5" x 6'6" (3.8 x 2.0)

Double glazed window to the front aspect, single panel radiator, smooth plastered ceiling.



Family Bathroom 6'2" x 7'6" (1.9 x 2.3)

Obscure double glazed window to the side aspect, pedestal wash hand basin, chrome mixer tap, close coupled wc, panelled bath with screen, shower enclosure. Heated towel rail. Smooth plastered ceiling, ceiling light point.



Rear Garden

Stepping out onto an area laid to patio, providing a pleasant

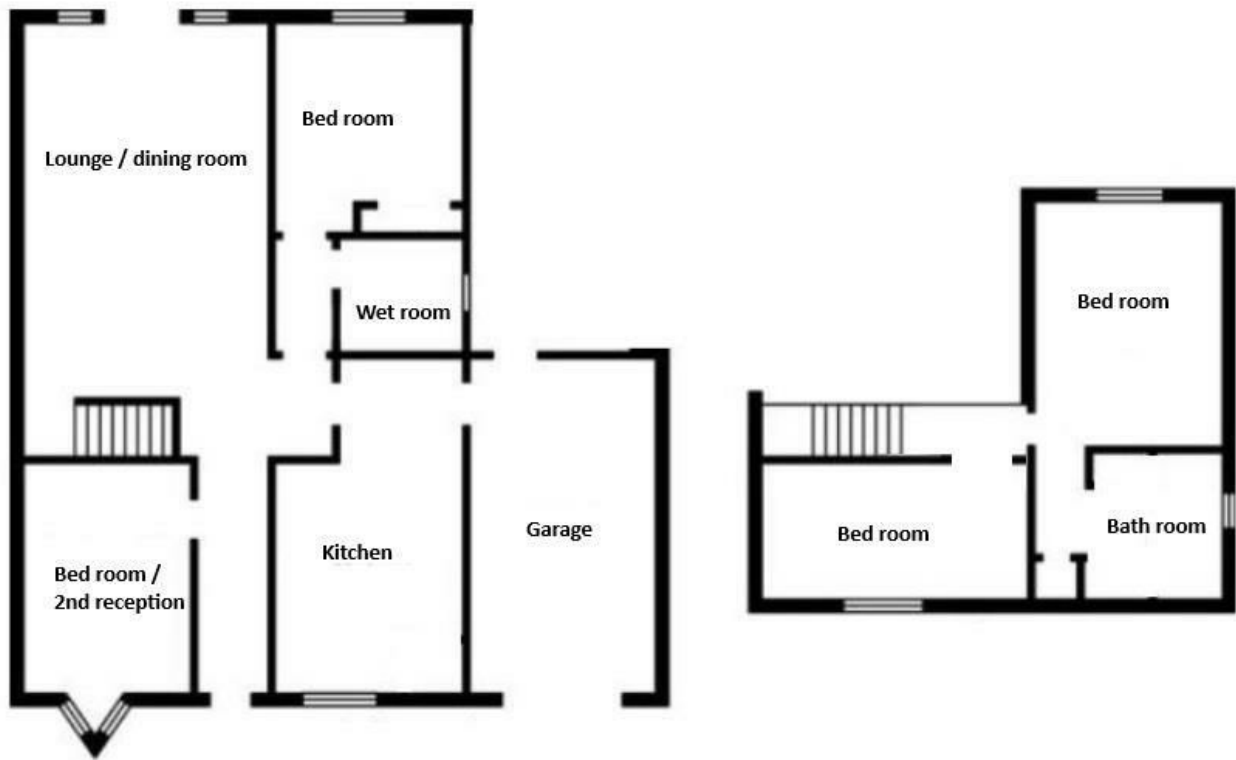
seating area. The garden is enclosed by timber fencing and laid principally to lawn with mature shrub beds, fish pond.

A metal shed and greenhouse is located also.



Council Tax Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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	