



## 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.

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.



### 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.



### 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.



### 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.



### 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.



### 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.



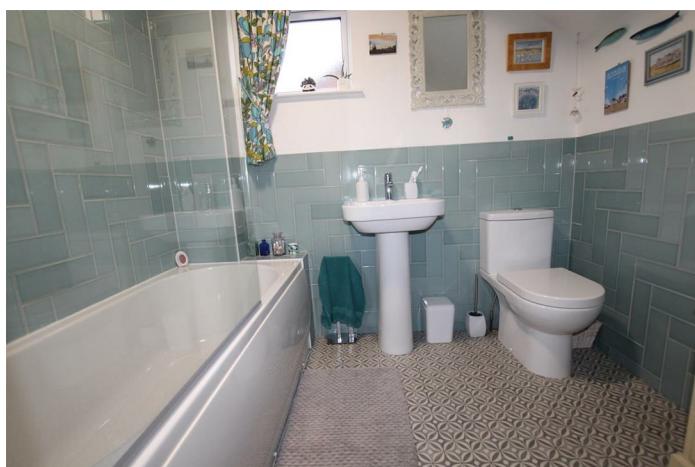
### Bedroom 3 / Study 12'5" x 6'6" (3.8 x 2.0)

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

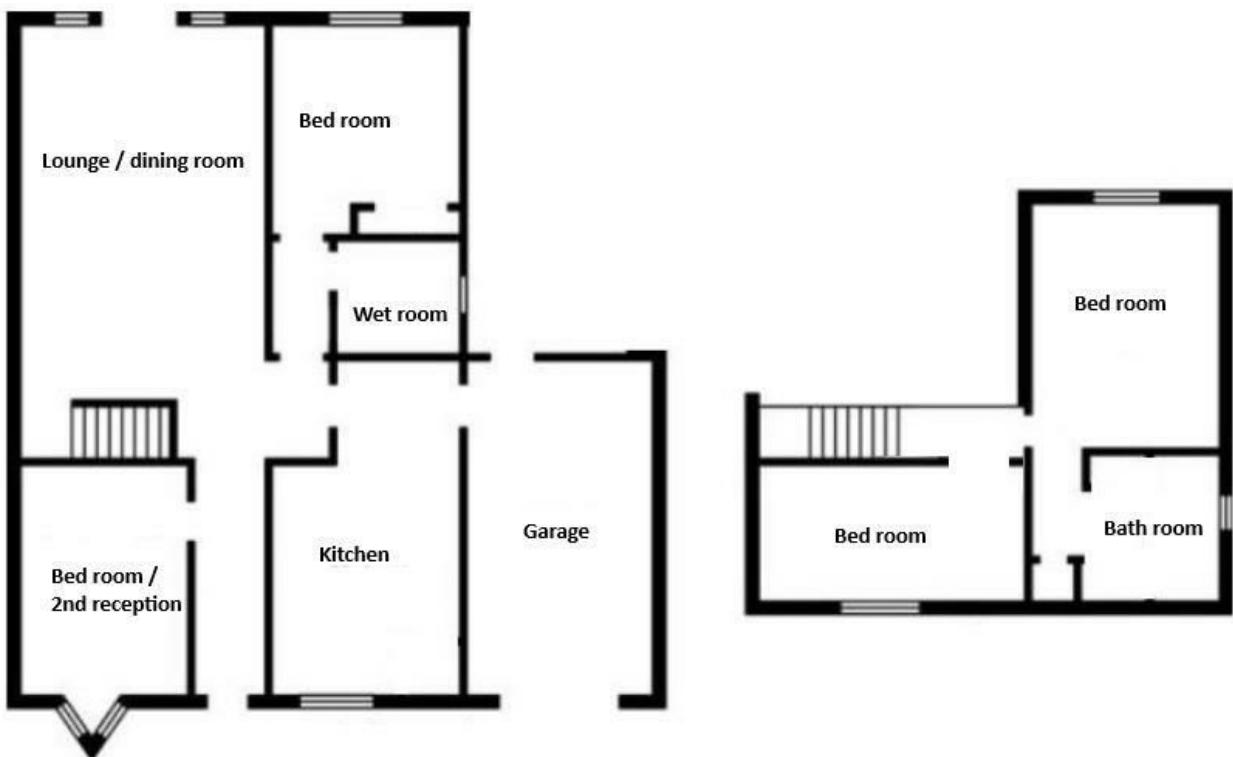
seating area. The garden is enclosed by timber fencing and laid principally to lawn with mature shrub beds, fish pond.

A metal shed and greenhouse is located also.



### Council Tax Band D





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(11-20) G				(11-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	