



58 Pembers Farm Avenue, Fair Oak - SO50 7QL

In Excess of £400,000

WHITE & GUARD

58 Pembers Farm Avenue

Fair Oak, Eastleigh

This great sized, three bedroom family home comes to the market in immaculate condition throughout, finished to an extremely high standard and offers a flexible layout over three floors. It is nestled within a thoughtfully designed development by Drew Smith and surrounded by serene countryside. This exquisite three bedroom family home exudes style and modern living and boasts a lounge, spacious kitchen/dining area that opens up into the beautifully landscaped garden, three well-proportioned bedrooms (two ensuite), a master bedroom suite spanning the top floor with dressing room and en suite, and a beautifully appointed family bathroom, an early viewing is a must to fully appreciate this wonderful home and its superb location.

LOCATION

The property enjoys a peaceful location with access to bridle paths and lovely countryside walks, with the added benefit of being within catchment for Fair Oak Primary School and Wyvern College which caters for 11-16 year olds and has academy status. Both Hedge End with its retail park which includes M&S and Sainsburys and Eastleigh with its thriving town centre are a short distance away, with both Southampton Airport and all main motorway access routes also within easy reach.

- EPC RATING B
- FREEHOLD
- EASTLEIGH COUNCIL BAND D
- THREE BEDROOM FAMILY HOME
- SPACIOUS KITCHEN/ DINER
- TWO ENSUITES AND FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- BEAUTIFUL LANDSCAPED REAR GARDEN



WHITE & GUARD





INSIDE

A short pathway leads to a covered porch and front door which then leads through to a welcoming and spacious entrance hall, with stairs leading to the first floor, a built-in storage cupboard and doors to all principal rooms. The cloakroom has been fitted with a modern two piece suite comprising of a low level W/C and a pedestal wash hand basin. The lounge has a window to the front which floods in lots of natural light making the room feel bright and airy and looks across a green. The stunning kitchen/dining room which has a double glazed window to the rear and a set of French doors also leading out to the landscaped rear garden. The kitchen has been fitted with a modern range of cream wall and base units with dark wood worktops with an inset stainless steel sink. There is a built-in stainless steel double oven and gas hob with splash back and extractor hood over, integrated fridge freezer, washing machine and dishwasher.

The first-floor landing leads to bedroom two, which has two windows that overlook the garden and boasts an ensuite which has been fitted with a modern suite comprising a shower cubicle, pedestal wash hand basin, WC and tiled splash backs. Bedroom three is to the front and overlooks a green and the family bathroom is alongside this and features a panelled bath with a shower over, pedestal wash hand basin, low level WC, heated towel rail, and complimentary tiling.

On the second floor you will find the master bedroom suite which is a lovely spacious room with a large feature window to the front that floods in lots of light and overlooks a green, the room benefits from a walk in dressing area, as well as an en-suite shower room which has been fitted with a modern white suite comprising double shower

OUTSIDE

To the front of the property there are two allocated parking spaces and a pathway leading to the front door with surrounding planted borders and decorative stone. The enclosed rear garden has been beautifully landscaped with a patio area which surrounds an immaculate lawned area and leads up to the timber shed and rear gate.



SERVICES:

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

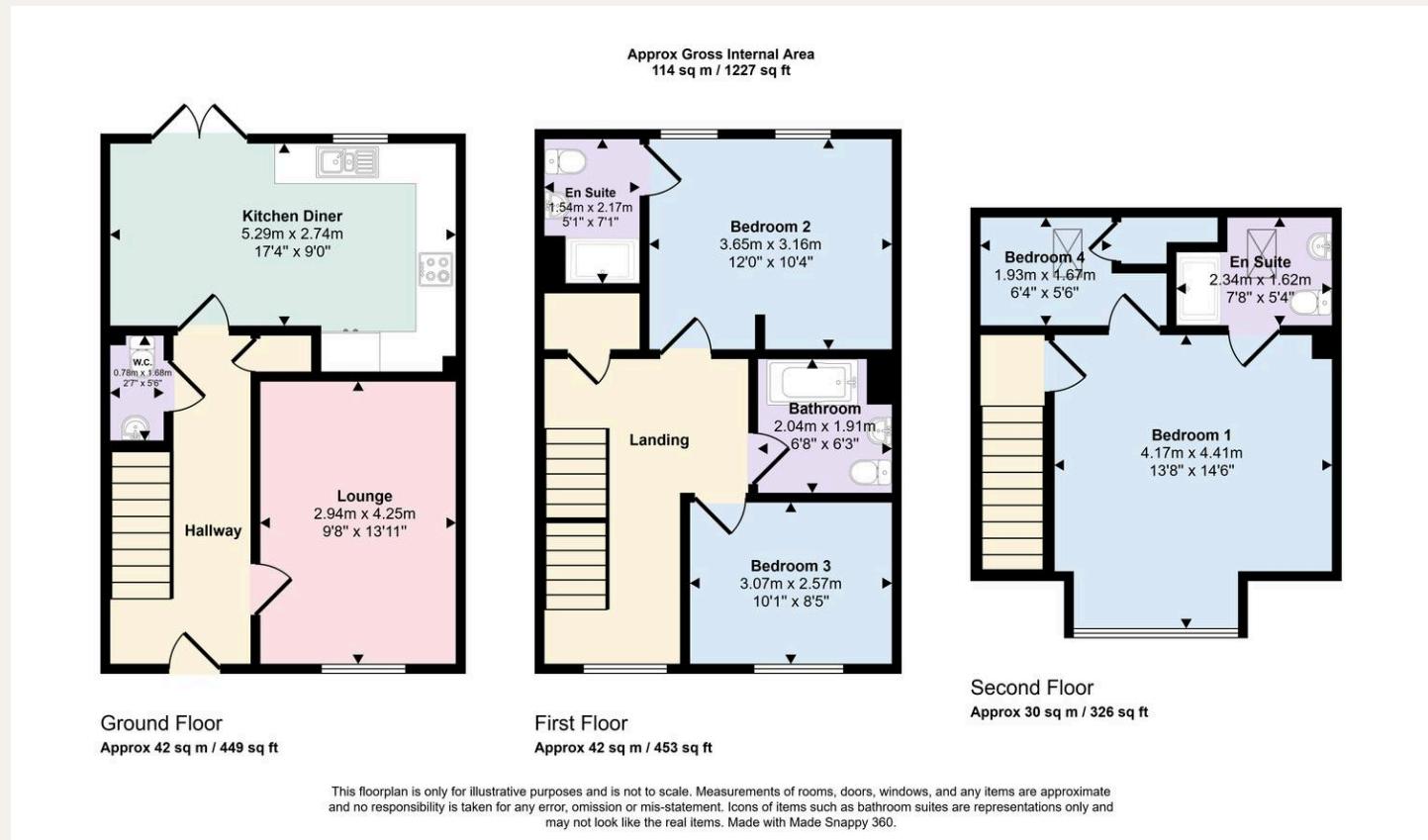
Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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Disclaimer

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



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