



13, Scotter Square, Eastleigh, SO50 6DP
Guide Price £425,000

A substantial four bedroom detached home, ideally positioned within a quiet cul-de-sac setting. This spacious family residence has been thoughtfully enhanced with a rear extension and loft conversion, providing versatile and well-proportioned accommodation throughout.

The property is neutrally decorated, creating a bright and welcoming atmosphere, and features a charming wood-burning stove in the lounge, perfect for cosy evenings.

Externally, the home benefits from an enclosed rear garden, complete with a decked area—ideal for outdoor dining and entertaining.

The property also benefits from off road parking to the front.

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 firms 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.

A four bedroom detached set within a cul-de-sac location.

The property is accessed from the road via dropped kerb, onto a driveway providing off road parking and laid to block paving. A composite door with obscure glazing and chrome door furniture opens to

Entrance Hallway

Smooth plastered ceiling with coving, ceiling light point, 'Karndean' style flooring, provision of power points, telephone point. Single panel radiator.

Staircase leading to the first floor landing with understairs cupboard housing the electric meter and consumer unit.

Shower Room 6'1" x 4'11" (1.87 x 1.50)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc and quadrant shower enclosure with electric 'Myra' shower within.

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect. A roller door gives access to a utility cupboard with space and plumbing for an automatic washing machine and space for a tumble dryer.

Kitchen / Breakfast Room 21'1" x 7'6" (6.43 x 2.29)

The kitchen is fitted with a range of oak fronted low level cupboard and drawer base units, granite worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with a mono bloc mixer tap, four burner 'Neff' gas hob, with a 'Neff' chimney style extractor hood over. 'Neff' double oven and space for a microwave below. Integrated fridge, slim line dishwasher. Space for a tall standing fridge / freezer.

Smooth plastered ceiling with coving, nine LED downlighters, upvc double glazed window to the front and side aspect, linoleum floor covering, tall radiator and a provision of power points



Dining Area 10'10" x 14'5" (3.32 x 4.41)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, pair of upvc door opening to the rear garden with adjacent full height glazing. Continuation of 'Karndean' floor covering, tall modern radiator.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, power point and a single panel radiator.

Bedroom 1 10'11" x 11'1" max (3.33 x 3.39 max)

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



Lounge / Diner

Lounge Area 18'4" x 10'11" (5.60 x 3.35)

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the side aspect, continuation of the 'Karndean' style flooring from the entrance hallway, provision of power points, television point.

The room centres on a modern circular log burning stove set on a raised tiled plinth with back tiling.

Bedroom 2 11'11" x 7'8" (3.65 x 2.34)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator and a provision of power points.



Bedroom 3 11'1" x 7'1" (3.39 x 2.18)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator and a provision of power points.



Family Bathroom 7'6" x 5'11" (2.31 x 1.81)

Fitted with a four piece white suite comprising pedestal wash hand basin, low level wc, corner bath, quadrant shower enclosure with thermostatic valves within.

Smooth plastered ceiling, three LED downlighters, extractor fan, obscure upvc double glazed window to the front aspect, linoleum floor covering, single panel radiator.



Loft Conversion 15'4" x 11'10" (4.68 x 3.63)

Accessed by a turning staircase from the first floor landing.

Smooth plastered ceiling, 'Velux' window, double panel radiator, engineered oak floor covering, provision of power points, two wall light points. Electric consumer unit.



Rear Garden

Stepping out from the dining room doors onto an area laid to decking providing a very pleasant seating area. The garden is enclosed by timber fencing and principally laid to lawn with mature shrubs.

Summer house with an useful shed.

An second area of garden is laid to artificial lawn with pergola.



Store

A us full storage area is located to the front of the property accessed via an electric roller door.

Council Tax Band D

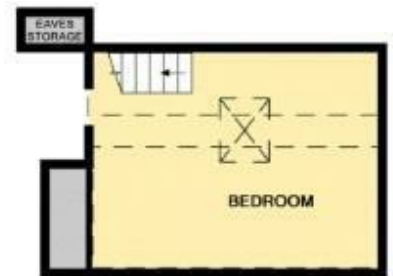




GROUND FLOOR



1ST FLOOR



2ND FLOOR

