



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**29 Sunnyfield Rise  
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**Price Guide £340,000  
Freehold**



A beautifully presented three double bedroom mews style property situated in a private maintained community convenient to the local village, schools and commuter access. This property offers entrance hallway, large kitchen/diner, lounge to rear, master bedroom with en-suite, two further double sized bedrooms and a family bathroom. A particular feature of this property is the high ceilings which make the rooms feel more spacious. Outside there is a good sized private landscaped rear garden. This property also comes with an allocated parking bay under a covered car port and further allocated parking bay. Call Chambers Sales & Lettings for more information on 02380 010440

#### **Entrance Hallway**

Accessed via a composite front door, radiator, wood flooring, doors to Kitchen/diner and lounge and to:

#### **Downstairs cloakroom**

Fitted white suite comprising of low level WC, pedestal wash hand basin, wood flooring, radiator.

#### **Kitchen/Diner**

**16'10" x 12'9" (5.13 x 3.89)**

UPVC double glazed window to front elevation, fitted with a range of modern wall and base cupboard/drawer units with work surfaces over, inset stainless steel sink with mixer tap, integrated appliances including electric double oven, gas hob and cooker hood over, integrated dishwasher, fridge/freezer and washing machine, boiler in concealed cupboard, space for dining table and chairs, wood flooring, radiator.

#### **Lounge**

**16'10" x 11'11" (5.13 x 3.63)**

UPVC double glazed French doors opening onto garden, two additional windows to rear elevation, wood flooring, radiator.

#### **First Floor Landing**

Access to loft via void, access to shelved airing cupboard housing hot water tank.

#### **Master Bedroom**

**12'4" x 9'7" (3.76 x 2.92)**

Double glazed window to rear elevation, built in double wardrobe, radiator, door to:

#### **Ensuite**

Fitted with a white suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, low level WC, radiator.

#### **Bedroom Two**

**9'10" x 8'4" (3.00 x 2.54 (2.99 x 2.55))**

Double glazed window to front elevation, radiator.

#### **Bedroom Three**

**9'10" x 9'3" (3.00 x 2.82)**

Double glazed window to front elevation, radiator.

#### **Family Bathroom**

Fitted with a white suite comprising of panel bath with shower attachment over, pedestal wash hand basin, low level WC, chrome heated towel rail.

#### **Rear Garden**

The rear garden is currently being landscaped.

#### **Front Garden**

Area laid to lawn bordered by a dwarf hedgerow adjacent to pathway leading to front door,

#### **Car Port Parking**

There are two spaces, One is allocated under a timber car port situated directly opposite the property and a further allocated parking bay.

#### **Council Tax**

Eastleigh Borough Council Band C

#### **Disclaimer**

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

#### **Agents Note**

There is an estate charge of £67 per month. This covers, landscaping & maintenance, lighting, general maintenance, and insurances and legal assistance as the management company is run by the residents to keep down costs.

