



9 Dell Close, Fair Oak - SO50 7JH
£375,000

WHITE & GUARD

9 Dell Close

Fair Oak, Eastleigh

INTRODUCTION

Offered with no forward chain, this three-bedroom detached family home, situated within a quiet cul-de-sac in the heart of Fair Oak. Boasting spacious living accommodation, a modern kitchen, and a generous conservatory, this property offers a wonderful opportunity for growing families. This charming detached residence has been thoughtfully maintained and offers a light, airy feel throughout. The ground floor features a large dual-aspect lounge and dining room, a modern kitchen with a separate utility area, and a full-width conservatory overlooking the private rear garden. Upstairs, the property typically offers three well-proportioned bedrooms served by a modern family bathroom. With a substantial block-paved driveway and a sought-after village location, an early viewing is highly recommended.

LOCATION

Fair Oak is a popular family location with a range of local shops, infant, junior, and secondary schools (including the highly regarded Wyvern College). The village is surrounded by beautiful countryside, including Stoke Park Woods, while the nearby hubs of Eastleigh and Southampton are easily accessible via excellent road and rail links.

- EASTLEIGH COUNCIL BAND D
- EPC RATING D
- FREEHOLD
- NO FORWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOM DETACHED FAMILY HOME
- DUAL ASPECT LOUNGE/DINER
- DOWNSTAIRS SHOWER ROOM
- SUBSTANTIAL BLOCK-PAVED DRIVEWAY
- PRIVATE REAR GARDEN WITH DECKING





INSIDE

The front door opens into a welcoming entrance hallway, finished with attractive wood-effect flooring that continues through much of the ground floor. To the left, a door leads into the impressive 22ft lounge/dining room. This dual-aspect space is centered around a feature stone open fireplace and enjoys plenty of natural light from the large front window and a unique glass-block feature to the rear.

The kitchen has been fitted with a range of white shaker-style wall and base units with contrasting butcher-block work surfaces. It features classic white subway tiling and space for a freestanding oven. A door to the rear leads directly into the spacious conservatory, which spans the width of the house and provides a versatile second reception room, perfect for a playroom or formal dining area while enjoying views of the garden.

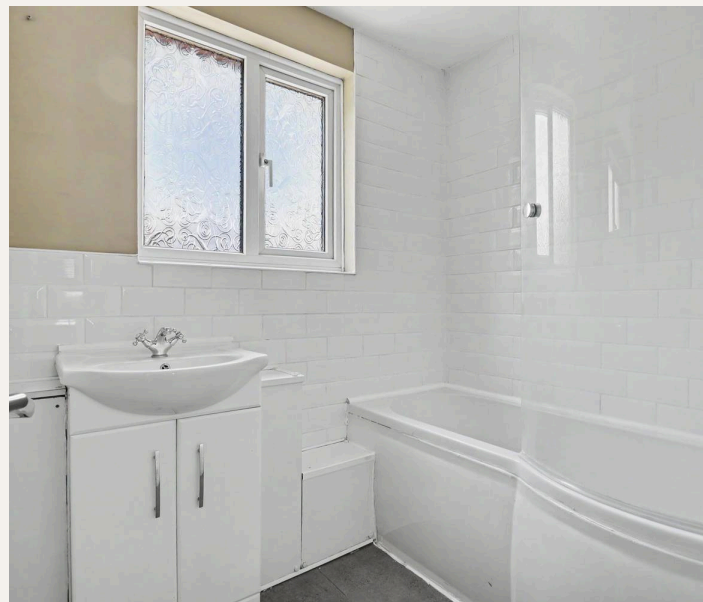
Adjacent to the kitchen is a highly functional utility room, fitted with matching cabinetry and a sink, providing additional storage and side access to the property—ideal for muddy boots and paws. Upstairs there are three bedrooms and a bathroom.

Upstairs there are 2 double bedrooms and a single bedroom 2 of which have built in storage. The family bathroom is fitted with a modern white suite, including a P-shaped bath with a glass screen and overhead shower, vanity wash hand basin, and contemporary tiling.

OUTSIDE

The property is set back from the road with a substantial block-paved driveway, providing ample off-road parking for multiple vehicles. To the side, there is a car port /store area with double doors.

The rear garden offers a high degree of privacy, enclosed by mature hedging and timber fencing. A decked area provides an ideal space for outdoor entertaining and alfresco dining, leading onto a level lawn with a timber garden shed for additional storage.



SERVICES:

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

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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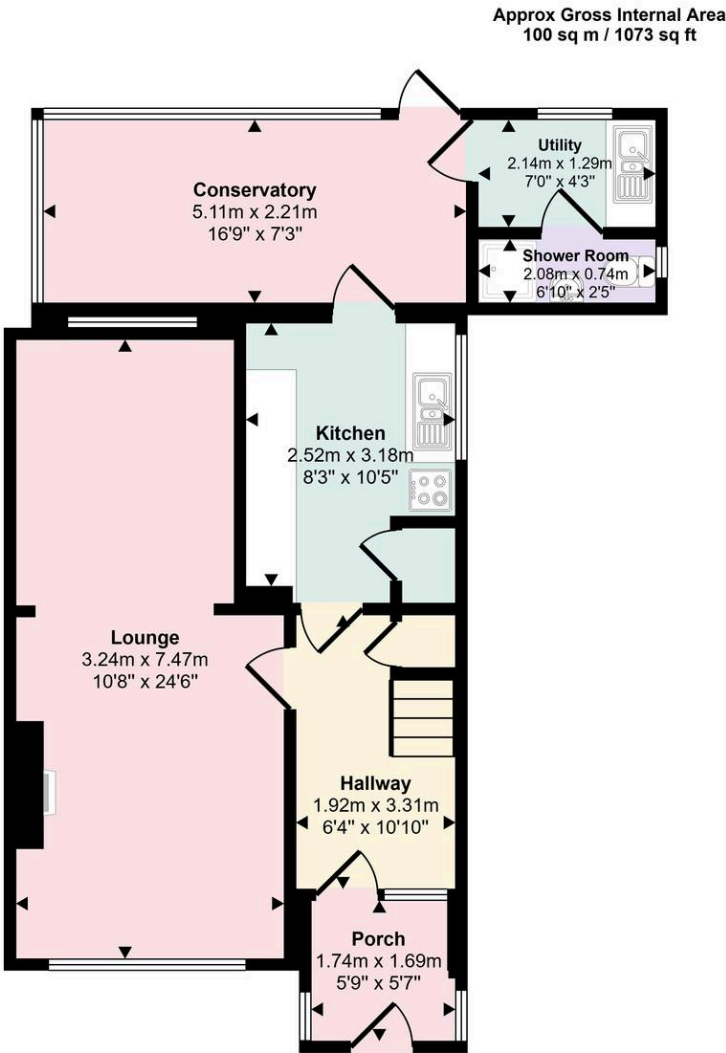
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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

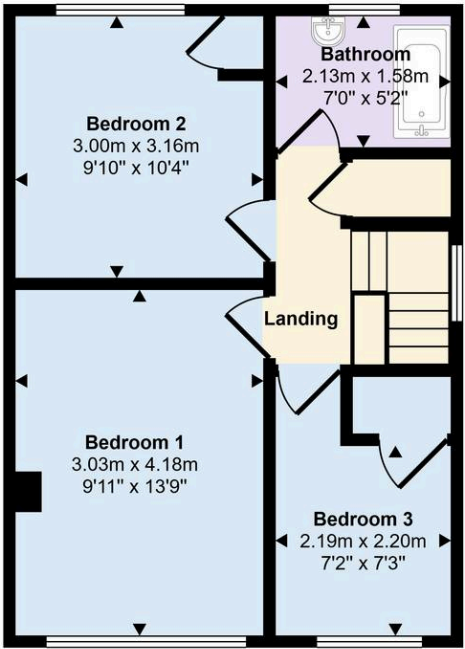
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

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



Ground Floor
Approx 60 sq m / 646 sq ft



First Floor
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.