



1, Treetops, Eastleigh, SO50 4DL

£675,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION

A beautifully presented four-bedroom executive home, situated within an exclusive gated community of just eight properties, constructed circa 2019.

This impressive residence offers spacious and thoughtfully designed accommodation throughout. A welcoming entrance hallway leads to a superb kitchen/dining area, ideal for both entertaining and modern family living. A fitted utility room and ground floor cloakroom add to the home's practicality and convenience.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A tiled path leads to a recessed front door with composite door and courtesy light over opens to

Entrance Hallway

Smooth plastered ceiling, three LED downlighters, double panel radiator, provision of power points, telephone point, alarm panel. Ceramic glazed tiled flooring.

Staircase leading to the first floor landing.

All internal doors are of an oak panel design.

Lounge 17'4" x 10'11" (5.30 x 3.33)

Smooth plastered ceiling, six LED downlighters, natural light is provided by full height upvc double glazed window to the front aspect with plantation shutters, upvc double glazed window to the side aspect, engineered oak floor covering, double panel radiator, provision of power points, television / Sky points. Wall mounted heating control thermostat.

Smooth plastered ceiling, four LED downlighters, obscure upvc double glazed window to the side aspect, single panel radiator, continuation of ceramic glazed tiled flooring from the entrance hallway.



Family Area 15'11" x 24'3" narrowing to 17'7" (4.86 x 7.41 narrowing to 5.37)

Spanning the width of the rear of the property a versatile space

Smooth plastered ceiling, eleven LED downlighters, upvc double glazed sliding door giving direct access onto the rear garden with adjacent window. Double panel radiator, ceramic glazed tiled flooring.

From here a panelled door opens to a utility room, and a further door to an understairs cupboard housing the electric consumer unit and fuse board.



Study 8'0" x 6'1" (2.45 x 1.87)

Smooth plastered ceiling, two LED downlighters, upvc double glazed window to the front aspect with plantation shutter, continuation of engineered oak flooring from the lounge, double panel radiator, provision of power points.



Kitchen Area

The kitchen is fitted with a range of low of low level cupboard and drawer base units including larder cupboard. Marble effect heat resistant worksurface with range of contrasting wall mounted cupboards over. Inset stainless steel sink unit with drainer. Four burner gas hob, extractor fan over and glass splashback. 'Neff' electric fan assisted oven and combination microwave over. Integrated fridge / freezer and integrated full sized dishwasher.

Cloakroom

Wash hand basin set within a vanity unit with storage below, concealed cistern low level wc with dual push flush. Half height tiled walls.



Utility Room 6'2" x 5'4" (1.88 x 1.63)

Smooth plastered ceiling, two LED downlighters, upvc double glazed door giving direct access to the side. Continuation of ceramic glazed tiled floor covering. Single panel radiator.

The utility room is fitted with matching cupboards from the kitchen. Heat resistant worksurface with inset stainless steel sink unit with mono bloc mixer tap over. Wall mounted 'Valiant' combination boiler. Space and plumbing for a couple of undercounter appliances.



First Floor

The landing is accessed from a straight flight staircase from the entrance hallway. Smooth plastered ceiling, two LED downlighters, access to the roof void.

A door opens to an airing cupboard with slatted linen shelving and radiator.

Master Bedroom 12'0" x 11'0" (3.66 x 3.36)

Smooth plastered ceiling, five LED downlighters, upvc double glazed window to the front aspect, double panel radiator, provision of power points and television point. The room benefits from mirror fronted bedroom furniture providing hanging rail and shelving.



Ensuite 7'6" x 4'11" (2.31 x 1.50)

Wash hand basin set within a vanity unit with storage below, concealed cistern low level, dual push wc, quadrant shower enclosure with thermostatic valves within.

Smooth plastered ceiling, two LED downlighters, extractor fan, 'Velux' window, dual fuel chrome heated towel rail, ceramic glazed tiled flooring, and half height tiled walls, (full height within the shower enclosure).



Bedroom 2 11'10" x 10'7" (3.63 x 3.25)

Smooth plastered ceiling, four LED downlighters. The room benefits from triple wardrobes with mirror fronted sliding doors, double panel radiator, provision of power points, television point. Upvc double glazed window with plantation shutters.



Bedroom 3 9'10" x 8'11" (3.01 x 2.74)

Smooth plastered ceiling, four LED downlighters, upvc double glazed window to the rear aspect with plantation shutters, single panel radiator, provision of power points. Built in double mirror fronted wardrobe.



Garage 19'3" x 18'9" (internal) (5.88 x 5.74 (internal))

A double detached garage accessed by twin roller shutters doors or independently accessed by a upvc door with obscure glazed panel. Provision of power points and benefits from lighting.

Bedroom 4 10'8" x 9'6" (3.27 x 2.92)

Smooth plastered ceiling, four LED downlighters, upvc double glazed window to the front aspect with plantation shutters, single panel radiator, provision of power points. Built in wardrobe providing hanging rail and shelving.



Garden

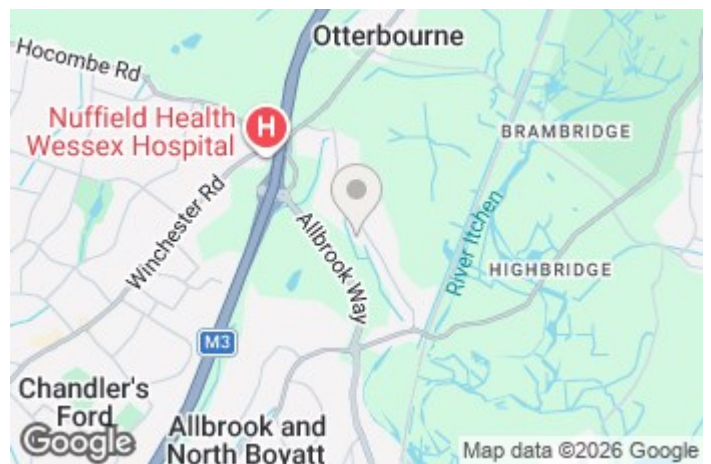
Stepping out onto an area laid to patio, where to the side is an area of raised decking providing a very pleasant seating area.

The garden is principally laid to artificial grass from ease of maintenance, and fully enclosed by timber fencing.

Timber Outbuilding 12'4" x 6'7" widening to 12'4") - internal (3.78 x 2.03 widening to 3.76) - internal

Is fully insulated and benefits from lighting and power. Five chrome LED downlighters, engineered oak flooring, two upvc double glazed windows. Opening pair of patio doors with adjacent full height window.

Council Tax Band F



Family Bathroom 7'3" x 6'3" (2.21 x 1.91)

Fitted with a three piece suite comprising wash hand basin set within a vanity unit, low level concealed cistern wc with dual push flush, panelled bath with glass and chrome shower screen over and thermostatic mixer taps.

Smooth plastered ceiling, two LED downlighters, 'Velux' style window, chrome dual fuel towel rail, ceramic glazed tiled flooring. Half height tiled walls and to full height around the bath / shower area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	