



40 Davidson Drive, Fair Oak - SO50 7HX

In Excess of £375,000

WHITE & GUARD

40 Davidson Drive

Fair Oak, Eastleigh

INTRODUCTION

A beautifully presented, semi-detached three bedroom home which forms part of a thoughtfully designed Linden Homes development, completed in 2020.

Accommodation briefly comprises a welcoming entrance hall, modern kitchen, spacious lounge/diner and cloakroom to the ground floor. On the first floor there are three bedrooms and a modern family bathroom.

Outside offers a detached garage, off road parking for three vehicles and an enclosed rear garden.

LOCATION

Davidson Drive benefits from being within catchment area for Fair Oaks Primary school and is also within walking distance of Wyvern College which caters for 11-16 years olds and has academy status.

Eastleigh's thriving town centre and mainline railway station are also just minutes away. Southampton Airport is a short drive away, with all main motorway access routes also being within easy reach.

- EASTLEIGH COUNCIL BAND C
- EPC GRADE B - FREEHOLD





INSIDE

Upon entering the property, you are welcomed by a large entrance hall with doors leading to the kitchen, lounge/diner and cloakroom. The modern kitchen is to the front of the property, laid to tile flooring and fitted with a matching range of grey, shaker style wall and base units with complimentary worktops. There is a built-in double oven, gas hob with extractor over, dishwasher, washing machine and fridge freezer. The room also has a breakfast bar to one end. The cloakroom has windows to both the front and side and is fitted with a pedestal wash basin and WC.

The spacious lounge/diner has a window to the rear and French doors which open to the garden, the room spans the width of the property and provides ample space for freestanding furniture with understairs storage, TV and various power points, the room is also laid to carpet.

On the first floor there are three bedrooms, two doubles and a further large single room, all offer space for built-in or freestanding wardrobes, with the master bedroom also offering an ensuite shower room, fitted with a large walk-in shower, pedestal wash basin and WC. The room has tiling to key areas and tiled flooring. The family bathroom has a window to the front and is fitted with a modern white suite comprising a panel enclosed bath with shower over, pedestal wash basin and WC, with the room again laid to tile flooring with wall tiling to key areas.

OUTSIDE

To the front of the property is a lawned area with paved walkway to the front entrance and planted borders. To the side there is a driveway with parking for three vehicles which leads to a detached garage with up and over door. There is also gated pedestrian access to the rear garden. The garden has been landscaped to provide a paved seating area with mature shrub borders and an area of neat lawn, there is a pathway to one side and a garden shed to the rear offering useful 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.

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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.



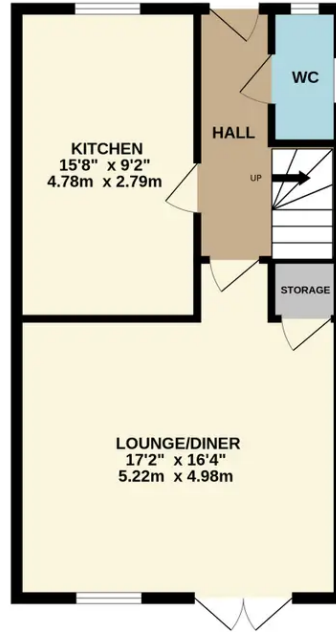
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PRS Property Redress Scheme

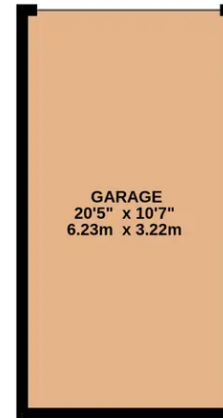
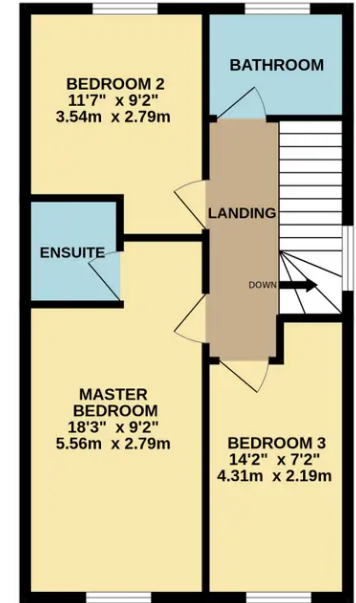
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GROUND FLOOR



1ST FLOOR



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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