



## 63, Pembers Hill Drive, Fair Oak, Eastleigh, SO50 7HN Reduced To £425,000

Nestled in the desirable area of Pembers Hill Drive, Fair Oak, this charming semi-detached house, built in 2017, by Drew Smith offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms and two bathrooms, this home is ideal for families or those seeking extra space, also benefitting from Fibre to the property.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a thoughtfully designed ground floor cloakroom a fine lounge provides a cosy retreat, perfect for relaxation or entertaining guests. The exceptional kitchen/diner is a standout feature, offering ample space for dining and cooking, making it the heart of the home. The property is well maintained and tastefully decorated throughout, ensuring a move-in ready experience for its new owners. Outside, you will find parking for two vehicles, adding convenience to your daily routine. The car porch provides additional shelter, while the substantial timber shed in the rear garden offers scope as an outside office or valuable storage space for gardening tools or outdoor equipment.

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Accessed via a dropped kerb onto an oak framed carport with a bloc paved driveway. The property is accessed via a canopied entrance porch, where a composite door with obscure glazing opens to.

### Front Garden

Is principally laid to bark chippings and with mature shrubs.

### Entrance Hallway

Smooth plastered ceiling, four LED downlighters, laminate floor covering, single panel radiator, power point.

Staircase leading to the first floor landing, with a useful understairs cupboard housing the electric consumer unit / fuse board and meter.

### Lounge 14'4" x 10'9" (4.39 x 3.30)

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the front aspect, double panel radiator, provision of power points and Sky point.



### Cloakroom

Smooth plastered ceiling, two LED downlighters, single panel radiator. Fitted with a two piece white suite comprising wash hand basin set within a vanity unit with storage below, low level concealed cistern wc. Ceramic tiled floors and half height tiled walls.



### Kitchen / Diner 17'9" x 11'2" (5.43 x 3.41)

The kitchen is fitted with two tone cupboard and drawer base units, heat resistant worksurface with inset composite sink unit

with bowl / drainer and a mono bloc mixer tap over, integrated 'Bosch' dishwasher, integrated tall fridge / freezer, 'Bosch' electric fan assisted double oven. Four burner 'Bosch' gas hob with matching stainless steel chimney style extractor hood over. Ceramic glazed tiling.

Smooth plastered ceiling, 8 LED downlighters, upvc double glazed window to the rear aspect and a pair of patio composite doors opening to the rear garden, double panel radiator, ceramic glazed tiled floor. Behind a wall mounted cupboard, conceals a 'Valliant' boiler. Space and plumbing for an automatic washing machine.



### First Floor

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

### Bedroom 1 10'9" min x 12'0" (3.29 min x 3.68)

Smooth plastered ceiling, ceiling light point, two LED downlighters, upvc double glazed window to the front aspect, double panel radiator, provision of power points and television point.

The room benefits from a fitted, mirror fronted wardrobe providing hanging rail and storage.

A door leads to a useful cupboard providing slatted linen shelving and electric bar heater.

A door leads to an ensuite facility.



### Ensuite 6'11" x 5'4" (2.12 x 1.64)

Fitted with a three piece white suite comprising wash hand basin set upon a vanity unit, low level wc with concealed cistern, double shower enclosure with a glass and chrome door. Ceramic glazed tiling to full height within the shower enclosure and half height behind the wash hand basin and wc.

Smooth plastered ceiling, two LED downlighters, extractor fan. obscure upvc double glazed window to the front aspect, chrome heated towel rail.



### Family Bathroom 6'6" x 6'11" (1.99 x 2.13)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, concealed cistern wc, bath with a glass and chrome shower screen over, tap-less fill bath and thermostatic shower valves.

Smooth plastered ceiling, three LED downlighters, extractor fan, chrome heated towel rail.

### Bedroom 2 10'11" x 10'3" (3.34 x 3.13)

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



### Bedroom 3 11'2" x 7'1" (3.41 x 2.18)

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

### Rear Garden

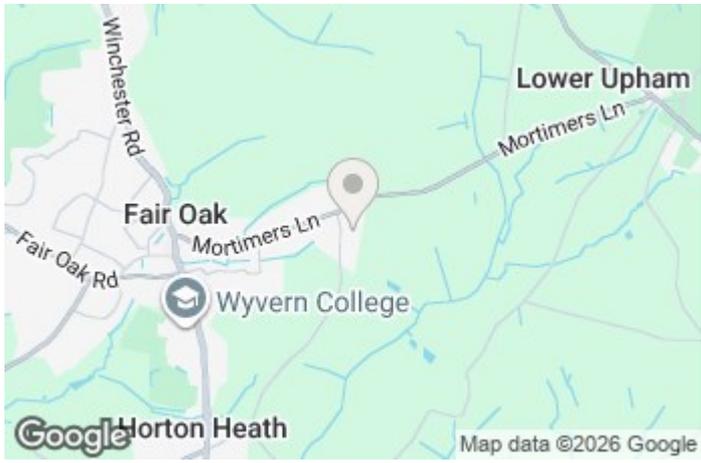
Stepping out onto an area laid to patio with pergola over, providing a very pleasant seating area. With electric and water point abutting the rear of the property.

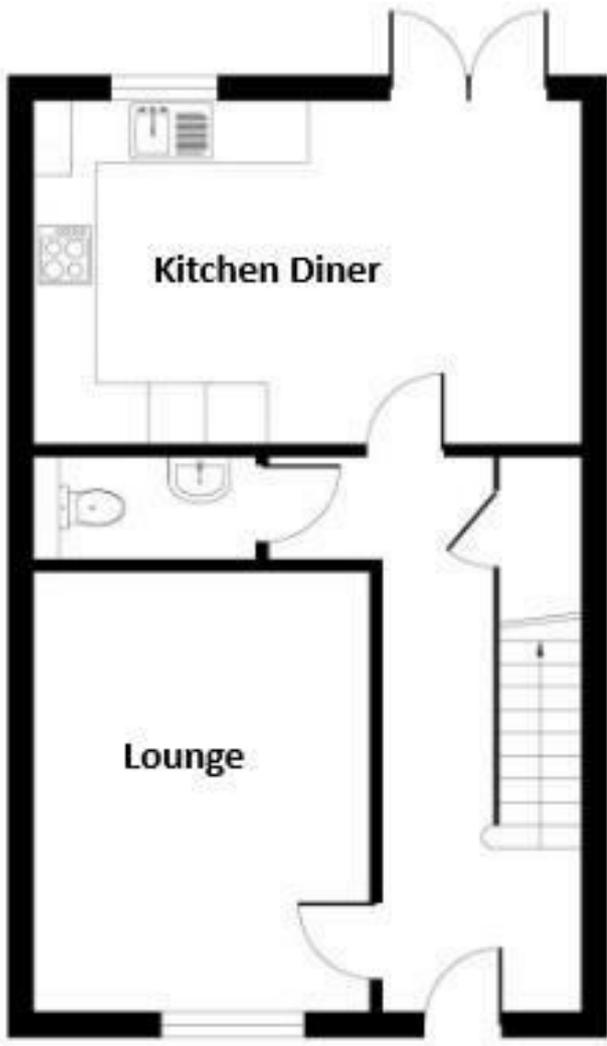
The garden is enclosed by six foot panel fencing and is principally laid to lawn with shrub beds, with further feature areas laid to bark and gravel.

### Garden Shed

Of substantial timber construction, with natural light provided by glazed windows either side of the door. Fully insulated, providing power and lighting within.

### Council Tax Band D





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	87	88

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		