



1 Bow Lake Gardens, Bishopstoke - SO50 6JH
In Excess of £425,000

WHITE & GUARD

1 Bow Lake Gardens

Bishopstoke, Eastleigh

INTRODUCTION

We are delighted to offer for sale this stunning three bedroom double fronted family home located on the outskirts of a fantastic sought-after development situated in Bishopstoke. The property was built in 2019 and offers amazing views, and well-planned accommodation and modern interior throughout. Ready to move in to, this would be perfect piece of mind family home.

LOCATION

The village lies alongside the River Itchen and is only a short walk from Stoke Park woods through which lay several bridal ways and footpath. The property is also conveniently close to Eastleigh and its thriving centre and mainline railway station and only minutes away from main motorway access routes to Southampton, Portsmouth, Winchester, Chichester, Guildford and London.

- EASTLEIGH COUNCIL BAND D
- EPC RATING A
- FREEHOLD
- THREE BEDROOM FAMILY HOME
- MODERN KITCHEN BREAKFAST ROOM
- LIVING ROOM
- ENSUITE TO MASTER BEDROOM
- GARAGE AND OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN





INSIDE

The property was built in 2019 and includes the remainder of an NHBC warranty. It has been maintained to an excellent standard throughout by the current owners.

As you enter from the front there is a bright and airy entrance hall with karndean flooring and stairs to the first floor. There is a door to your left which leads to a dual aspect lounge with double glazed box bay windows and karndean flooring, whilst to the right you will find an open-plan kitchen/diner with a range of eye and floor level units, integrated appliances including integrated fridge/freezer,

electric double oven, gas hob, integrated dishwasher and washing machine. From the dining area there are double patio doors opening to the garden.

Moving upstairs there are three spacious bedrooms with built-in wardrobes in each and an en-suite shower room to the master. There is also a family bathroom with three-piece suite comprising panel enclosed bath with a central mixer tap and overhead shower, low level W.C. and semi-pedestal sink.

Other benefits include solar panels, gas central heating and double glazing throughout and a downstairs cloakroom with plumbing and space for a washing machine for added convenience.

The property sits on an end plot location with stunning far-reaching views across open fields from the bedroom.

OUTSIDE

There is ample off-road parking leading to a garage. The front garden is enclosed with a hedge and fence borders and has a pathway to the main entrance, whilst the rear garden has an adjoining patio, deck area and is mainly laid to lawn. The property also benefits from a private garden to the side.



SERVICES:

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

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach

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ANTI-MONEY LAUNDERING REGULATIONS

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.

DISCLAIMER

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.

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