



## 17, Copper Close, Eastleigh, SO50 9QF £300,000

A delightful home, constructed by Bellway Homes on the Sirocco Park development. The property comprises of Hall, Cloakroom, Kitchen, Living/dining room, 2 bedrooms and a three piece family bathroom. The property also benefits from an enclosed garden, and allocated parking for two vehicles.

Conveniently located within walking distance of the town centre amenities and has easy access on to the M3 and M27 motorways.

A 2 bedroom terraced home.

The property is accessed along a path to a canopied entrance with courtesy light over. A composite door with obscure glazing opens to

### Front Garden

The front garden is enclosed by wrought iron fencing and laid to principally to gravel for ease of maintenance.

External gas meter and cold water tap.

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, single panel radiator, laminate floor covering, wall mounted heating control thermostat.

Staircase leading to the first floor landing

### Cloakroom

Fitted with a two piece white suite comprising pedestal wash hand basin with ceramic glazed splashback tiling, close coupled, dual push flush.

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



### Kitchen 9'3" x 5'0" (2.84 x 1.54)

A refitted kitchen with a good range of 'cream fronted' low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink unit with drainer and a mono bloc mixer tap over. 'Zanussi' gas hob, stainless steel chimney style extractor hood over. 'Indesit' electric fan assisted oven. Space for a tall fridge / freezer, integrated 'Hotpoint' washing machine.

Smooth plastered ceiling, six chrome downlighters, upvc double glazed window to the front aspect, ceramic glazed tiled flooring.



### Lounge 15'5" x 12'4" (4.71 x 3.77)

Smooth plastered ceiling, two ceiling light points, continuation of the laminate floor covering from the entrance hallway, two double panel radiators, provision of power points, television and telephone point.

A pair of double glazed door with adjacent full height windows, open directly onto the rear garden.



### First Floor

The landing is accessed by a turning staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, access to the roof void, with a pull down ladder and has been boarded.

All doors are of a two panel design.

### Master Bedroom 10'2" x 9'3" (3.12 x 2.84)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. The room benefits from a storage cupboard accessed by a two panel door with slatted linen shelving.

A built in double wardrobe provides hanging rail and storage.



### Bedroom 2 10'3" x 8'4" (3.14 x 2.56)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points. A built in wardrobe provides hanging rail and shelving.



### Family Bathroom 6'9" x 5'6" (2.06 x 1.69)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc with dual push flush, panelled bath with a glass and chrome shower screen, mono bloc mixer tap and thermostatic valves.

Smooth plastered ceiling, ceiling light point, extractor fan, chrome heated towel rail, ceramic glazed tiled flooring.



### Rear Garden

Stepping out from the lounge patio doors onto an area laid to patio, stepping stones lead through the garden with raised beds and an area of decking providing a very pleasant seating area.

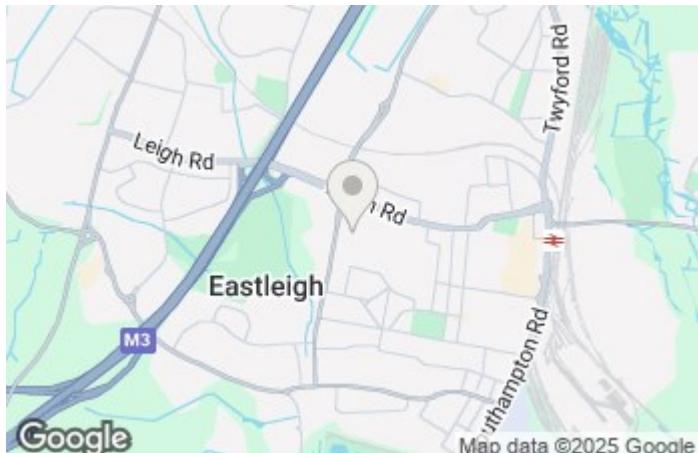
Pedestrian access via a side gate.



### Parking

2 allocated parking spaces.

### Council Tax Band B





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	

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	