



## 14, Cedar Wood Close, Fair Oak, Fair Oak, SO50 7LN Offers In Excess Of £500,000

**SIMILAR PROPERTIES URGENTLY REQUIRED ... CALL NOW FOR A FREE VALUATION !!**

Nestled in Fair Oak, this splendid detached family home offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking space and privacy. The house boasts two inviting reception rooms, study and ground floor cloakroom providing ample room for relaxation and entertaining guests. The well-appointed layout ensures that each area flows seamlessly, making it a delightful space for family gatherings or quiet evenings at home. The two bathrooms add convenience for busy mornings, catering to the needs of a growing family.

Set amongst similar quality homes, this residence benefits from a peaceful neighbourhood atmosphere while remaining close to local amenities. This property is not just a house; it is a home where cherished memories can be made. If you are looking for a spacious, well-located family home in Fair Oak, this delightful property on Cedar Wood Close is certainly worth considering.

Also benefiting from a Double Garage with driveway offering off road parking.

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

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Accessed from the road via a dropped kerb onto a tarmacadam driveway providing off road parking for up to three vehicles. A wooden door with obscure glazed panels and courtesy light over opens to

### Entrance Hallway

Textured ceiling with coving, ceiling light point, double panel radiator, provision of power points.

Staircase leading to the first floor landing.

All doors are of a six panel design.



### Lounge 15'6" x 14'2" (4.73 x 4.32)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, provision of power points, television point. The room centres on a coal effect gas fire with stone hearth and surround.

From here an opening leads through to the dining room.



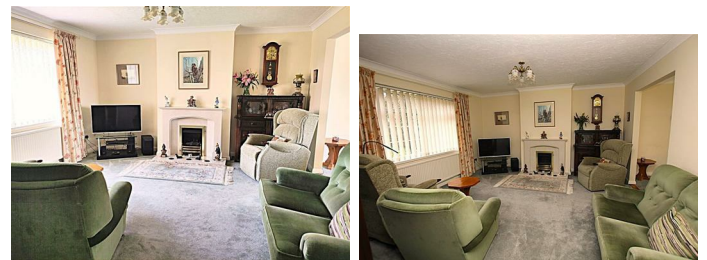
### Cloakroom

Textured ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, single panel radiator. Wall mounted wash hand basin with ceramic glazed tiled splashback, close coupled wc with ceramic glazed splashback tiling behind.



### Study 7'2" x 4'3" (2.20 x 1.31)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, telephone point and a provision of power points.



### Dining Room 10'1" x 9'6" (3.08 x 2.90)

Textured ceiling with coving, ceiling light point. Upvc double glazed sliding door giving direct access onto the rear garden. Double panel radiator, provision of power points.

A six panel door leads to the kitchen / breakfast room.





### **Kitchen / Breakfast Room 17'0" x 10'0" (5.20 x 3.07)**

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner 'Bosch' gas hob, matching double electric fan assisted oven. Space and plumbing for an automatic washing machine, space for an undercounter fridge. Space for a breakfasting table.

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, upvc obscure glazed door opens to the rear garden. Double panel radiator. Wall mounted Worcester Bosch boiler.

A personal door leads through to the garage.



### **Workshop 11'10" x 8'0" (3.62 x 2.44)**

Incorporated into the garage and accessed by an aluminium double glazed sliding door. Natural light is provided by a upvc double glazed window over looking the rear garden with a second wooden framed window looking out into the garage. Provision of power points.

### **First Floor**

The landing is accessed via a turning staircase from the entrance hallway. With a textured ceiling, ceiling light point, access to the roof void. Natural light is provided by a upvc double glazed window to the side aspect.

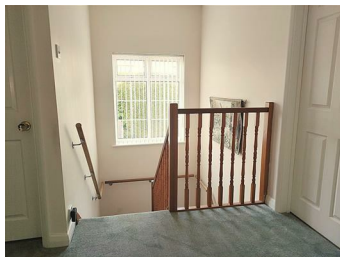
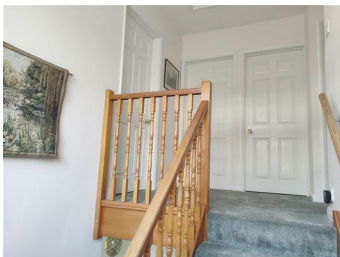
All doors are of six panel design.

An airing cupboard opens housing an insulated hot water cylinder with slatted linen shelving over.

### **Ensuite Shower Room 10'0" x 3'2" (3.07 x 0.97)**

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc and single shower enclosure with glass and chrome sliding door, and thermostatic shower valves within. Full height brick work fashion ceramic tiling within the shower and behind the wash hand basin.

Textured ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, single panel radiator and a linoleum floor covering.



### **Bedroom 1 13'1" x 9'1" (4.0 x 2.77)**

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

A door opens to a wardrobe providing a good degree of hanging rail and storage, a second door opens to an ensuite shower room.

### **Bedroom 2 11'8" x 9'1" (3.56 x 2.78)**

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator. This room 'Beech' effect fitted wardrobes providing hanging rail and shelving.

A six panel door opens to a further wardrobe providing storage and shelving.



### Bedroom 3 11'0" x 7'11" (3.37 x 2.42)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator and a provision of power points.

This room also benefits from a range of fitted wardrobes providing hanging rail, shelving and incorporated drawer units.



### Bedroom 4 10'0" x 7'9" (3.07 x 2.37)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



### Family Bathroom 5'9" x 6'9" (1.77 x 2.08)

Fitted with a three piece white suite comprising, comprising pedestal wash hand basin, low level wc, panelled bath.

Textured ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, single panel radiator, linoleum floor covering.

### Front Garden

The front garden is enclosed by a low level brick wall to the front and to one side. Principally laid to lawn with mature shrub beds.

### Rear Garden

Stepping out onto an area laid to 'Indian Sandstone' which wraps around the side and onto the front of the property.

Enclosed by timber fencing and laid to lawn with mature shrub beds and rose beds.

An area of bloc paving.

### Double Garage 17'10" x 19'10" (5.46 x 6.06)

Accessed by a metal up and over electric door and benefits from power and lighting. Cold water tap.

Gas and electric meters and electric fuse board are housed here.

Upvc double glazed door with obscure glazing gives access to the rear garden.

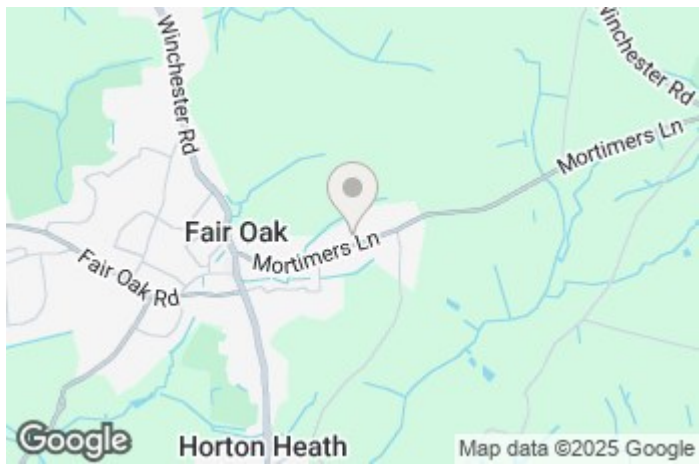


### Council Tax Band E

### Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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	