



34, Stoke Heights, Eastleigh, SO50 8AH Offers In The Region Of £565,000

An immaculately presented four bedroom detached family home in the popular location of Fair Oak located just beside Stoke park woods. To the ground floor the property comprises a welcoming entrance hallway, light and airy living room, separate dining room, modern fitted kitchen, breakfast room and a ground floor cloakroom. To the first floor has four well proportioned bedrooms, the master benefitting from its own En-suite shower room as well as a good sized family bathroom. The property has the benefit of off road parking to the front, an enclosed rear garden and a good sized detached garage to the front. This property is not to be missed and a viewing is highly recommended.

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

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A four-bedroom detached home which has a converted integral garage as well as a detached garage to the front. The property is accessed from the road via a dropped kerb onto a tarmac driveway which leads to the detached garage and additional parking. A side gate giving access to the rear garden, external lighting with a sensor and a courtesy light beside the front door. A UPVC panelled door with leaf pattern double glazed window fan light opens onto the

ENTRANCE HALLWAY

Staircase to the first-floor landing with useful storage cupboard underneath, a quality vinyl floor covering which leads through to the kitchen, radiator with cover, coved ceiling and ceiling light point, Dado rail, wall mounted central heating thermostat. A six panelled door opens onto a

CLOAKROOM

A contemporary two-piece white suite comprising a close coupled dual flush WC and a wash hand basin with a chrome mono-bloc tap and useful storage cupboard underneath, tiled splashbacks, continuation of vinyl floor covering, radiator, leaf pattern double glazed window to the front elevation, ceiling light point.

LIVING ROOM 14'2" excluding the bay x 11'3" (4.33 excluding the bay x 3.45)

Accessed via a part obscure half glazed door in the entrance hallway, this room benefits from a dual aspect with a walk in double glazed bay window to the front elevation with side opening casements and a leaf pattern double glazed fixed window to the side elevation, the focal point of this room is the stone fireplace and hearth with inset pebble gas fire, double panelled radiator in the bay window, Oak style laminate floor covering, coved ceiling and ceiling light point, TV point and Phone point.



DINING ROOM 17'0" x 8'1" (5.19 x 2.47)

Accessed via a part obscure half glazed door in the entrance hallway, double glazed window to the front elevation with side opening casements, oak style laminate floor covering, double panelled radiator, plain plastered and coved ceiling, ceiling light point, wall mounted cupboard housing the fuse box, an obscure half glazed door opens onto the



KITCHEN 16'1" x 7'10" (4.92 x 2.40)

The kitchen has the benefit of a dual aspect with two double glazed windows to the rear overlooking the garden with side opening casements, a fixed double-glazed window to the side elevation. The kitchen itself is fitted with a quality modern range of shaker style units with stainless steel style handles and comprises a roll edge heat resistant wood grain effect work surfaces with complimentary tiled splash backs above, an excellent range of fitted cupboard and drawer base units underneath, a double wall mounted cupboard above conceals the Baxi gas boiler for the central heating and the domestic hot water supply with wall mounted Drayton programming controls, a further single wall mounted cupboard, on the other side of the kitchen is a space for an American fridge/freezer which has surrounding cupboards either side with fitted shelving and a further storage cupboard above. An additional virtually full height cupboard with shelving. One of the base units conceals an integrated full sized dishwasher, space and plumbing for an automatic washing machine, a Kenwood range style oven with a five burner gas hob and two ovens, complimentary splash back tiling, a Bosch cooker hood above the cooker, quality vinyl floor covering with continues into the breakfast room, smooth plastered ceiling, Eight LED spotlights. A large archway opens onto the



BREAKFAST ROOM 8'6" x 9'7" (2.60 x 2.94)

A great sized room with the benefit of double glazed French door giving access onto the decking in the rear garden, a further range of units which match the kitchen as well as matching worktops with upstands, a further range of cupboard and drawer base

units underneath, display cabinets with drawers under and display shelving above, continuation of floor covering, single panelled radiator, plain plastered and coved ceiling, four LED downlights.



FIRST FLOOR ACCOMODATION

Accessed from the hallway via a straight flight staircase with white painted balustrade and handrail, the landing has a dado rail, ceiling light point, access to the roof void with a ladder and partially boarded, all the internal door's upstairs are six panelled doors.

BEDROOM 1 12'0" x 10'2" (3.66 x 3.12)

A double-glazed window to the rear elevation with side opening casement, single panelled radiator, plain plastered and coved ceiling, ceiling light point, a TV point and high-level socket for a wall mounted TV, a matching door then opens to



EN-SUITE SHOWER ROOM 6'5" x 5'10" (1.98 x 1.79)

A leaf pattern double glazed window to the rear elevation with opening casement, a nice quality contemporary three piece suite comprising a ash hand basin with two useful pull out drawers underneath and has a chrome mono-bloc tap above, tiled splashback, an inset Keuco bathroom cabinet with lighting and shaver point integrated. A concealed cistern, close coupled dual flush WC, a quadrant shower with a plumbed in shower with two recessed display shelves, extractor, four LED downlights, tiled floor, part tiled walls tiled to full height around the shower cubicle and around the WC, a modern plumbed in heated towel rail. This room also has the benefit of underfloor heating.



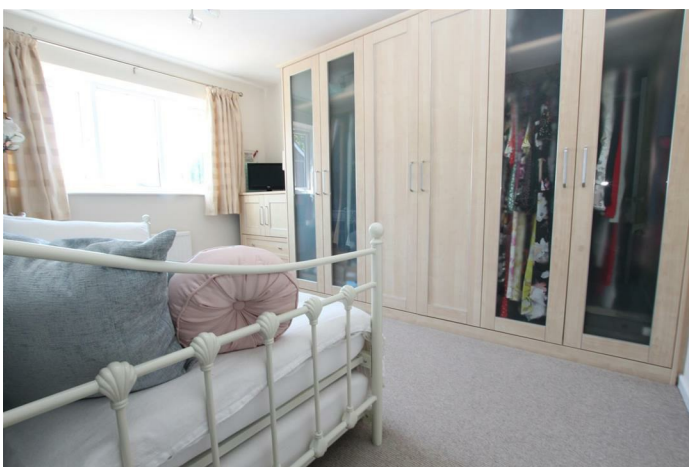
BEDROOM 2 16'4" x 8'2" (5.00 x 2.50)

A double-glazed window to the front elevation with side opening casements, single panelled radiator, ceiling light point.



BEDROOM 3 12'7" x 8'10" (3.86 x 2.71)

A double-glazed window to the front elevation with side opening casements, single panelled radiator, a range of bedroom furniture which include a triple aspect wardrobe in a light wood style. A single panelled radiator, plain plastered ceiling and ceiling light point, phone point.



BEDROOM 4 8'5" x 9'5" (2.59 x 2.89)

A double glazed window to the front elevation with side opening casement, ceiling light point, radiator.



FAMILY BATHROOM 8'9" x 6'4" (2.68 x 1.94)

A leaf pattern double glazed window to the rear elevation with side opening casements, contemporary white suite comprising a panelled bath with a chrome mixer tap, a shower screen above the bath and an electric shower fitted above, a half recessed basin with useful double cupboard underneath, chrome mixer tap, concealed cistern, close coupled dual flush wc, complimentary tiling, tiled to the full height around the bath and shower area, ceramic tiled floor, plumbed in chrome heated towel rail, shavers point, ceiling light point, cupboard housing the hot water cylinder with slatted linen shelving above.



TO THE REAR

Benefitting from a sunny South/West facing aspect, fully enclosed via a brick wall and timber panelled fencing. Stepping out from the French doors in the breakfast room onto a pleasant decking area which then stretches to the rear of the property, then leads to the summer house and gives access to the path at the side leading to the front, external gas and electric meters and an outside tap. The summer house has part double glazed French doors and further double glazed windows providing further natural lighting and provides a pleasant covered seating area with light and power. There is an area laid to lawn with mature flower/shrub borders and a number of garden lights on pillars with additional sensor lights on the rear wall and the front of the summer house.



GARAGE 18'1" x 12'0" (5.52 x 3.66)

An electronically controlled up and over door, a larger than average garage with a pitched roof providing eaves storage, personal half glazed door to the side, lighting, and power.



AGENTS NOTES COUNCIL TAX AND EPC

Council Tax Band C

EPC- C

