



17, Allbrook Knoll, Eastleigh, Eastleigh, SO50 4RX £365,000

A very pleasant 3 bedroom semi detached with a backdrop of mature trees. Immaculate throughout, the accommodation provides a bright and spacious lounge, well planned kitchen / diner with sliding doors to a second reception room / sun room. All bedrooms are on the 1st floor and served by a modern three piece bathroom suite. A comfortable home is nicely located in a family area within fast access of Eastleigh, the M3 for Winchester and the M27.

The property is accessed from the road via a dropped kerb onto a driveway providing off road parking. A canopied entrance porch is accessed via a composite door

Entrance Porch

Textured ceiling, ceiling light point.

From here a six panel door opens directly onto

Lounge 14'8" x 14'8" (4.48 x 4.49)

Textured ceiling, upvc double glazed tilt and turn window to the front aspect, three double panel radiators, laminate floor covering, provision of power points, television and telephone point.

Staircase leading to the first floor landing, and a six panel door to the kitchen / dining room.



Kitchen / Diner 14'7" x 9'5" (4.47 x 2.88)

Smooth plastered ceiling, two ceiling light points, laminate floor covering, double panel radiator, upvc double glazed tilt and turn window to the rear aspect, and a upvc double glazed sliding door opening to a sun room.

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 with drainer and a mono bloc mixer tap over. Space for a 'Range' style cooker, space and plumbing for a dishwasher, space and plumbing for an automatic washing machine, space for a tall fridge / freezer.



Second Reception Room 11'6" x 11'3" (3.51 x 3.45)

A pair of upvc double glazed sliding doors giving access to the rear garden, provision of power points, radiator, laminate floor covering.



First Floor

The landing is accessed via a straight flight staircase from the lounge. With a smooth plastered ceiling, light point, access to the roof void (with pull down ladder, and has been boarded).

All doors are of a six panel design.

Bedroom 1 10'6" x 8'5" (3.22 x 2.57)

Textured ceiling, ceiling light point, upvc double glazed tilt and turn windows to the front aspect, single panel radiator, provision of power points. A door opens to a cupboard providing useful shelving.



Bedroom 2 9'3" + robes x 7'6" (2.82 + robes x 2.29)

Smooth plastered ceiling, ceiling light point, three LED downlighters, upvc double glazed tilt and turn window to the rear aspect, single panel radiator, provision of power points. The room benefits from mirror fronted fitted wardrobes providing hanging rail and shelving.



Bedroom 3 8'5" x 5'10" (2.59 x 1.79)

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



Family Bathroom 6'9" x 5'4" (2.07 x 1.65)

Smooth plastered ceiling, three LED downlighters, extractor fan, obscure upvc window to the rear aspect, single panel radiator.

Fitted with a three piece white suite comprising wash hand basin and wc set within a vanity unit with storage, panelled bath with mono bloc mixer tap and thermostatic shower valves with dual head within. Heated towel rail, linoleum floor covering.



Front Garden

The front garden is principally laid to bloc paving for ease of maintenance. A wooden pedestrian gate gives side access and onto the rear garden.

Rear Garden

Stepping out onto the rear garden onto an area laid to a patio providing a pleasant seating area.

A pedestrian gate leads to an area of open garden to the side of the property (currently used as a vegetable plot)

The principal garden is laid to lawn with mature shrub and raised beds.

All enclosed by timber fencing with concrete posts and gravel boards.

Garage 17'6" x 8'2" (internal) (5.34 x 2.50 (internal))

Accessed via a metal up and over door, and benefits from power and lighting.

Council Tax Band C



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	