



13, Pavilion Close, Eastleigh, SO50 7PS £575,000

Nestled in the tranquil cul-de-sac of Pavilion Close in Fair Oak, Eastleigh, this splendid four-bedroom detached family home offers a perfect blend of comfort and convenience. The property boasts a spacious layout, ideal for family living, with ample room for relaxation and entertaining. As you approach the house, you will appreciate the generous off-road parking and the double garage, providing both practicality and ease for busy family life. One of the standout features of this home is its proximity to the well-regarded Wyvern School, which is just a short distance away and direct access to well maintained pavilion playing fields with a range of activities ie cricket, football, tennis, paths through woods including boardwalks etc ideal for dog walking sport etc. This makes it an excellent choice for families with children, ensuring that quality education is easily accessible.

Inside, the property is designed to cater to modern family needs, with four well-proportioned bedrooms. The living areas are bright and inviting, creating a warm atmosphere that is perfect for family gatherings or quiet evenings at home.

The property is accessed from the road via a dropped kerb onto a tarmacadam driveway providing off road parking.

A upvc door with obscure glazing panel with adjacent full height window opens to an entrance porch, with ceramic glazed tiled flooring and a ceiling light point.

From here a wooden door with obscure glazed insert window, opens to

Front Garden

Is laid to lawn with fruit tree, and shrub beds.

A pedestrian gate gives access to the side and onto the rear garden where an electric car charging point is located.

Entrance Hallway

Smooth ceiling with coving, ceiling light point, radiator. Feature panelled wall.

Staircase leading to the first floor landing, a personal door gives access to the garage.

Lounge 17'1" x 11'1" (5.22 x 3.40)

Smooth plastered ceiling with coving, two ceiling light points, walk in bay window, two double panel radiators, provision of power points, and a television point.

From here oak trifold glazed doors open to the dining room.



Dining Room 10'11" x 8'10" (3.34 x 2.70)

Smooth plastered ceiling with coving, ceiling light point, double panel radiator, laminate floor covering, provision of power points. Upvc double glazed opening patio doors onto the rear garden.

From here a partial glazed door gives access to the kitchen.



Kitchen 9'11" x 10'8" (3.03 x 3.26)

The kitchen is fitted with a good range of wood effect low level cupboard and drawer base units with a useful breakfast bar incorporated, heat resistant worksurface with shelving over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four ring 'Hotpoint' induction hob with matching modern extractor hood over, mid height 'Hotpoint' electric fan assisted oven with matching microwave/oven over. Integrated 'Hotpoint' dishwasher, double panel radiator, provision of power points.

Smooth plastered ceiling with coving, seven LED down lighters, upvc double glazed window to the front aspect, laminate floor covering.

From here an oak glazed folding door opens to a useful utility room.



Utility Room 6'9" x 5'6" (2.06 x 1.69)

The utility room is fitted with a matching range of cupboards to the kitchen including a full height pull out larder unit. Space for a free standing fridge / freezer. Behind a wall mounted cupboard is a Worcester Bosch combination boiler.

Smooth plastered ceiling with coving, LED downlighters, continuation of laminate floor covering. Upvc door with obscure double glazed window. High level mounted electric consumer unit.

From here an oak door gives access to a ground floor cloakroom.



Cloakroom

Fitted with a two piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc.

Smooth plastered ceiling with coving, LED downlighter, extractor fan, obscure upvc double glazed window to the side aspect, heated towel rail, continuation of laminate floor covering.



First Floor

The landing is accessed by a turning staircase from the entrance hallway. Smooth plastered ceiling with coving, ceiling light point, access to the roof void. Natural light is provided by an obscure double glazed window to the side aspect, single panel radiator, and a provision of power points. A door opens to a storage cupboard providing useful slatted linen shelving.

All doors are of a six panel design.

Bedroom 1 12'2" x 12'4" (3.72 x 3.77)

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

The room benefits from a range of fitted wardrobes providing useful hanging rail, shelving and storage.

From here a six panel opens to an ensuite shower room.

Ensuite 9'1" x 5'4" (2.79 x 1.64)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with matching cupboard. Close coupled, dual push wc, double shower enclosure with thermostatic shower and dual head within.

Smooth plastered ceiling, three LED downlighters, obscure upvc double glazed window to the side aspect, heated towel rail (dual fuel), ceramic glazed tiled flooring, with complementary tiled walls. Wall mounted vanity cabinet, with incorporated shavers point.



Bedroom 2 11'7" x 8'1" (3.55 x 2.47)

Smooth plastered ceiling with coving, ceiling light point, two upvc double glazed window to the front aspect, single panel radiator. Built in triple wardrobes.



Bedroom 3 10'3" x 9'5" (3.14 x 2.88)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. Built in double wardrobe.



Bedroom 4 7'4" x 7'0" (2.25 x 2.15)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, provision of power points and television point. Built in double wardrobe.



Family Bathroom 6'8" x 6'11" (2.04 x 2.13)

Fitted with a three piece white suite comprising pedestal wash and basin with mono bloc mixer tap, close coupled wc with dual push flush. 'P' shaped bath with glass and chrome shower screen over and 'Myra' thermostatic shower within and a mono bloc mixer tap.



Rear Garden

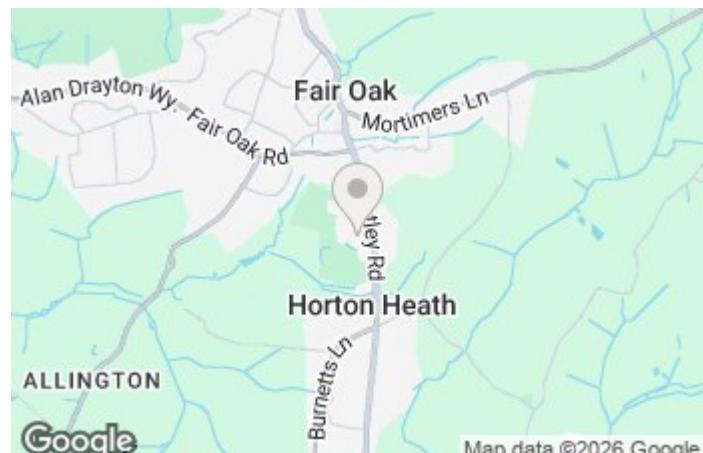
Stepping out onto a large decking area, providing a very pleasant seating area with canopy over. Useful storage space is located to the side of the property, along with external power.

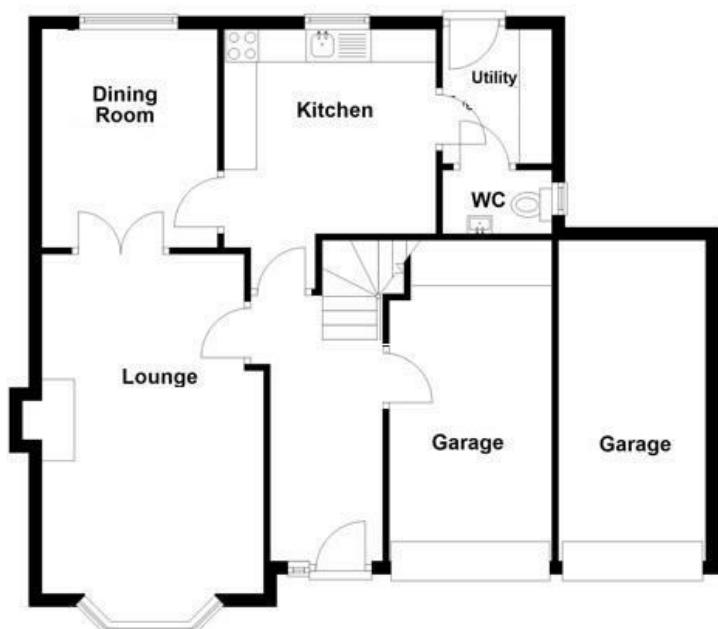
The garden is laid principally to lawn, with raised vegetable plots. A couple of steps down, leads to a lower area of walled garden and benefits from a shed and a further area of seating with pergola.

Enclosed by timber fencing.



Council Tax Band E





Ground Floor

First Floor

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	