



## 4, Osborne Gardens, Fair Oak, Eastleigh, SO50 7NP

### £500,000

On the fringe of Fair Oak a beautifully presented 4 bedroom home having recently been extended and upgraded to a high quality and is move in ready. This linked detached home is within in Wyvern School catchment. This family sized home set amongst similar, of a very popular development, the house provides a generous living/dining room with glazed doors to the rear garden, second reception room, gloss fronted, fitted kitchen, utility area and a ground floor cloakroom. Upvc double glazed throughout and gas fired central heating. A driveway provides off road parking for 4 vehicles.

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

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To the front of the property a drop kerb leads to driveway and gravelled parking for 4 cars. Wrap around black LIMESTONE paving leads to a composite door, with obscure panels and leaded lighting and an adjacent obscure glazed window opening to;

### Entrance Hallway

The hall is a welcoming and beautiful space leading to the rest of the house. Ceiling with coving, three LED spotlightss, mains powered smoke alarm, double panel radiator, laminate floor covering.

Staircase leading to the first floor landing with useful understairs storage cupboard.



### Kitchen 8'2" x 10'1" (2.51 x 3.09)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurfaces with a matching range of wall mounted cupboards over with under counter spotlights. Inset composite sink with drainer and a mono bloc mixer tap, four burner 'Cooke & Lewis' electric hob with extractor hood over. Matching fan assisted oven, space for a slim line dishwasher, space for a tall fridge / freezer. Porcelain glazed tiled floor, Ceramic glazed wall tiling.

Five LED spotlights, upvc double glazed window to the front aspect, single panel radiator, Porcelain tiled flooring, television point.

Wall mounted Worcester Bosch combination boiler.



### Lounge / Dining Room 14'6" x 15'1" (4.44 x 4.61)

Ceiling with two ceiling light points, upvc double glazed patio doors giving direct access onto the rear garden and upvc double glazed window. Double panel radiator, provision of power points, television point.

The room centres on a log burning stove with ceramic wall tiles behind and black GRANITE hearth.

From here a door leads through to an understairs storage cupboard benefitting from a light.



### Utility Area 8'7" x 7'8" (2.63 x 2.35)

Ceiling with coving, two LED spotlights, ceiling light point, extractor fan, polished porcelain tiled flooring and a double panel radiator.

Fitted with a range of matching cupboard and wall mounted cupboards, heat resistant worksurface with an inset sink with drainer and a mono bloc mixer tap. Space for a couple of undercounter appliances, with a further space for a tall appliance (ie Fridge / freezer). Ceramic glazed wall tiling. Polished porcelain tiled floor.

From here a door leads to a ground floor cloakroom and to a second reception area.



### Cloakroom

LED spotlights, extractor fan, upvc obscure glazed window to the front aspect, single panel radiator. Continuation of Polished porcelain tiled floor. tiled flooring from the utility. Wash hand

basin set within a vanity unit providing useful storage below, close coupled wc with dual push flush.

### **Second Reception Room 21'2" x 7'8" (6.47 x 2.34)**

Ceiling with coving, ceiling light point, upvc double glazed patio doors opening to the rear garden and a upvc double glazed window to the side aspect. Double panel radiator, provision of power points and television point.

The room benefits from a built in storage cupboard.



### **First Floor**

The landing is accessed by a straight flight staircase from the entrance hallway. Ceiling light point, access to the fully insulated roof void with ladder, part boarded with power, mains powered smoke alarm.

### **Bedroom 1 12'11" x 8'2" (3.96 x 2.51)**

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



### **Bedroom 2 11'10" x 7'9" (3.63 x 2.37)**

Ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, provision of power points and a double panel radiator, television point.



### **Bedroom 3 12'1" x 7'8" (3.69 x 2.34)**

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

From here a door leads through to an ensuite.



### **Ensuite Shower Room 7'7" x 3'10" (2.33 x 1.18)**

Ceiling light point, extractor fan, upvc obscure double glazed window to the front aspect, single panel radiator.

Fitted with a three piece white suite comprising was hand basin set within a vanity unit with useful storage below, close coupled wc with dual push flush, double shower enclosure with glass and chrome sliding door and Bristan shower within. Polished porcelain tiled flooring.





### Bedroom 4 7'10" x 7'0" (2.40 x 2.15)

Ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator and a provision of power points and television point.



### Family Bathroom 8'10" x 6'5" (2.71 x 1.97)

Ceiling light point, extractor fan, obscure upvc double glazed window to the front aspect, double panel radiator. A built in storage cupboard makes use of the staircase recess providing slatted linen shelving.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, close coupled wc with dual push flush, bath with a glass and chrome shower screen over, and thermostatic 'Mira' shower valves. Ceramic full height tiled walls with Polished porcelain tiled floor.



### Rear Garden

Wrap around black LIMESTONE paving leads to a large rear patio the width of the house looking onto a pretty, mature garden with professionally laid artificial lawn and a fully powered large shed'



### Front Garden

To the front of the property a drop kerb leads to driveway and gravelled parking for 4 cars. Wrap around black LIMESTONE paving Large area laid to gravel for off road parking with an area laid to hardstanding. Raised flower bed

External utility meters.

### Agents Note

The current owners having recently extended and upgraded the property to a high quality and is move in ready. These work include:

New Windows and doors

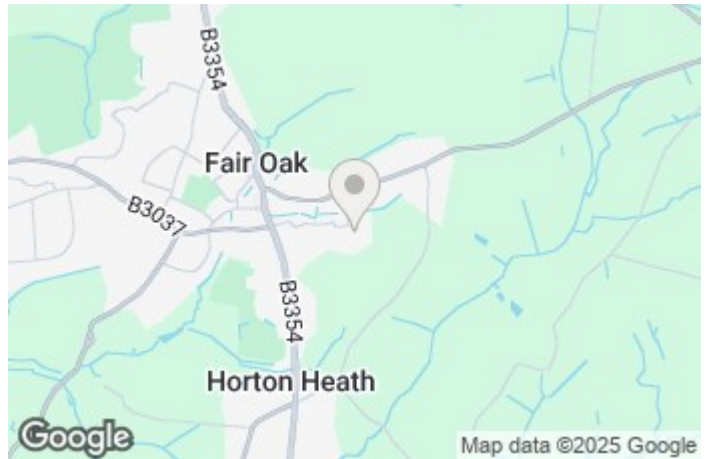
Two story side extension completed 2021

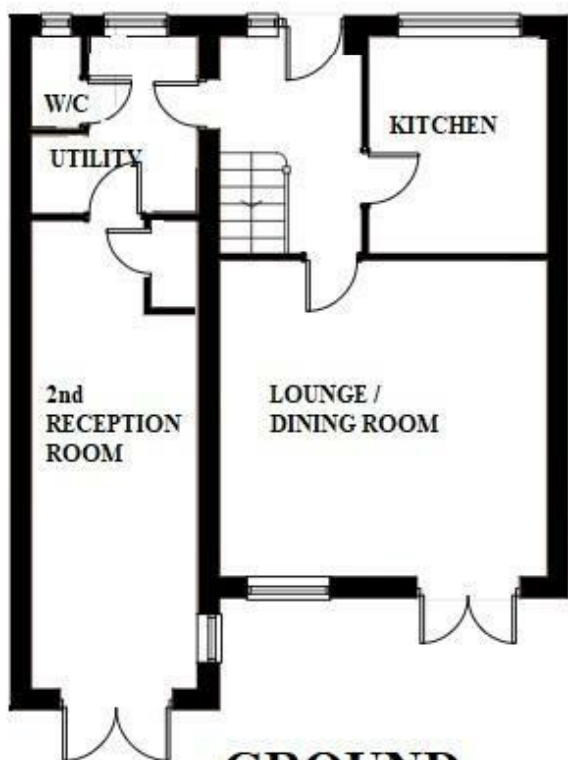
New radiators 2021

Re roofed including battens and felt 2023

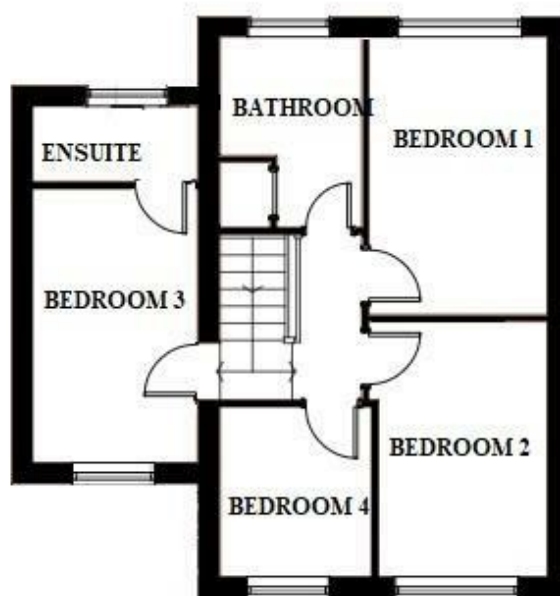
Dropped kerb 2024

### Council Tax Band D





**GROUND FLOOR**



**1ST 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 <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	