



9, Buckland Close, Eastleigh, SO50 4RD
£435,000

Nestled within a quiet cul-de-sac, this substantial detached family home offers bright and spacious accommodation throughout. The property welcomes you with an inviting entrance hallway, leading to a comfortable lounge, a separate dining room, and a well-appointed kitchen to the rear overlooking the garden. Upstairs, all bedrooms are conveniently located on the first floor and are served by a modern three-piece bathroom suite.

The vendor has already found a property, making for a potentially smoother transaction.

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

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A 4 bedroom detached property.

The property is accessed via a pedestrian path leading to a canopied entrance porch with courtesy light over. A upvc door with obscure glazing and adjacent full height window opens to

Entrance Hallway

Smooth plastered ceiling with coving, ceiling light point, single panel radiator, laminate floor covering, power point.

Staircase leading to the first floor landing.

Lounge 15'4" x 15'5" (4.68 x 4.70)

Accessed by a fifteen light glazed door from the entrance hallway. Textured ceiling, ceiling light point, coving, upvc double glazed bay window, two double panel radiators, continuation of laminate floor covering from the entrance hallway. Provision of power points, television point. Three wall light points.

From here an archway leads through to the dining room.



Shower Room 8'0" x 4'0" (2.44 x 1.24)

Fitted with a three piece suite comprising pedestal wash hand basin, corner low level wc, double shower enclosure with thermostatic shower valves. Full height ceramic glazed tiling.

Smooth plastered ceiling, three downlighters (one with built in extractor fan), obscure upvc double glazed window to the side aspect, heated towel rail.



Dining Room 11'4" x 10'4" (3.47 x 3.16)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, aluminium double glazed sliding doors giving access to the sun room, continuation of laminate floor covering.



Sun Room 11'3" x 8'9" (3.45 x 2.69)

An extension spanning with width of the property. Textured ceiling with coving, ceiling light point, upvc double glazed sliding door giving access to the rear garden, laminate floor covering, panelled radiator.

From here an archway leads through to the kitchen.



Kitchen / Breakfast Room 21'3" x 8'8" (6.50 x 2.66)

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. Five burner gas hob with a stainless steel chimney style extractor hood over. 'Lamona' gas double oven, integrated 'Beko' dishwasher. Mosaic styled splashback tiling.

Smooth plastered ceiling, two ceiling light point, laminate floor covering, two single panel radiators. Natural light is provided by two upvc double glazed windows to the side aspect, to the rear aspect are upvc double glazed doors opening to the rear garden. Serving hatch through to the dining room.



First Floor

The landing is accessed via a straight flight staircase from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point, coving, access to the roof void. Natural light is provided by upvc double glazed windows to the side aspect. 'Honeywell' heating control thermostat.

An airing cupboard opens and houses an 'Alpha' combination boiler, a second door opens providing shelving.

All doors are of a six panelled design.

Bedroom 1 11'11" x 11'3" (3.64 x 3.44)

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



Bedroom 2 10'0" x 7'10" (3.07 x 2.40)

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



Bedroom 3 8'11" x 7'10" (2.74 x 2.41)

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



Bedroom 4 8'7" x 7'10" (2.62 x 2.39)

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



Family Bathroom 6'8" x 6'5" (2.05 x 1.96)

Fitted with a three piece suite comprising pedestal wash hand basin, close coupled wc with dual push flush, panelled bath with a glass and chrome shower screen over and an electric 'Triton' shower within. Smooth plastered ceiling, four chrome downlighters, extractor fan, upvc obscure glazed window to the side aspect, heated towel rail.



Front Garden

Is principally laid to lawn with path leading to a wrought iron gate leading to a side area / courtyard.

Rear Garden

The rear garden is enclosed to both sides by timber panel fencing. An area is laid to patio providing a very pleasant seating area. Principally the garden is laid to lawn with shrub beds.

A path leads to the garage located to the rear boundary.



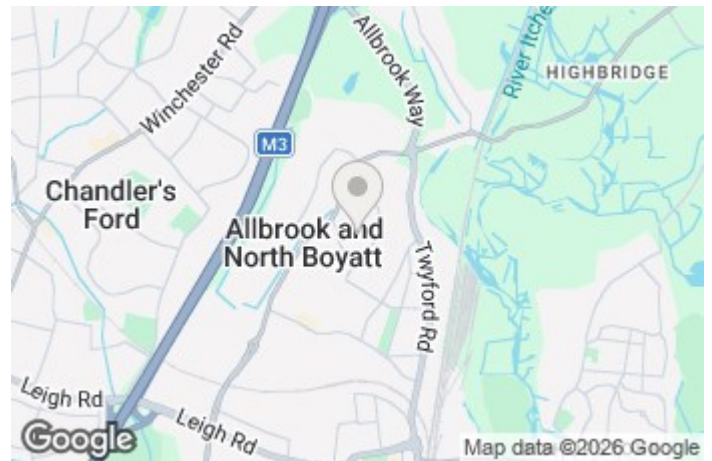
Garage 18'7" x 17'1" (internal) (5.68 x 5.23 (internal))

Vehicular access is via an electric roller shutter door. Provision of power points and lighting.

A wooden glazed door gives personnel access to the garden.



Council Tax Band E





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	