



Sybart, Botley Road, Horton Heath, Eastleigh, SO50 7DT

No Onward Chain £370,000

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Sybart enjoys a large plot of land with spectacular open farmland views to the rear. The property is set amongst individual homes in large gardens with an excellent opportunity to extend (subject to all the necessary planning consents). The interior accommodation provides three good sized ground floor rooms and one first floor room in a dormer extension.

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

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The property is accessed from the road down a gravel driveway with a turning area with and a pair of double gates opening onto the rear garden. The property can be accessed at the side by a recessed front door, a tiled step and a part double glazed panel door opens onto:

ENTRANCE HALLWAY

Laminate floor covering, single panelled radiator, coved and smooth plastered ceiling with two ceiling light points, smoke alarm, wall mounted Honeywell thermostat with programming controls. All internal doors are of a six panelled design with chrome door furniture.

LIVING ROOM 15'1" x 11'3" (4.61 x 3.45)

Laminate floor covering, a feature of this room is a fireplace with inset coal effect electric fire with mantle and hearth. Double panelled radiator, provision of power points, tv aerial point, smooth plastered ceiling with coving and two ceiling light points. Double glazed sliding patio doors gives direct access to the rear garden and flagstone patio.



Bedroom 2 8'11" x 8'9" (2.74 x 2.69)

Walk in double glazed bay window overlooking the front garden, laminate floor covering, double panelled radiator, provision of power points, smooth plastered ceiling with coving and two ceiling light points.

KITCHEN 8'11" x 8'10" (2.73 x 2.71)

A dual aspect room with a double glazed window to the side and a part double glazed panel door giving access to the rear garden. The kitchen is fitted with a range of medium oak style range of fronted cabinets with stainless steel handles and comprises of a single drainer stainless steel sink unit with a chrome mono bloc mixer tap with a wood grain heat resistant work surface with a range of matching cupboard and drawer base units and wall mounted cupboards over. Complimentary tiled splashbacks, laminate floor covering. Wall mounted Valiant combination gas boiler for the central heating and domestic hot water supply with built in timing controls. Space and plumbing for an automatic washing machine, space for a tall fridge freezer, electric cooker point. Single panelled radiator, smooth plastered ceiling with a ceiling light point, coving and extractor fan.

Wall mounted electric consumer unit and meter.



BEDROOM 1 12'7" x 11'5" (3.86 x 3.50)

Double glazed window to the front elevation, single panelled radiator, laminate floor covering, provision of power points, telephone point, smooth plastered ceiling with coving and a ceiling light point. Staircase leading to the first floor accommodation.

BATHROOM 5'10" x 5'6" (1.79 x 1.68)

A three piece white suite comprising of panel bath with mixer tap and shower attachment with shower screen. Close coupled wc. Vanity unit with a chrome mono bloc mixer tap, tiled splashbacks and tiled to full height around the bath and shower area. Obscure double glazed window to the side elevation, plumbed in chrome heated towel rail, laminate floor covering. Smooth plastered ceiling with coving, ceiling light point and extractor fan.

FIRST FLOOR ACCOMMODATION

The landing is accessed from the second reception room by a turning staircase to a landing with a ceiling light point, smoke alarm. A door opens onto the first floor bedroom.

BEDROOM 3 12'9" max into recess x 12'11" max into recess. (3.89 max into recess x 3.94 max into recess.)

A dormer window to the side elevation, double panelled radiator, provision of power points. Cupboards to the eaves store providing a good degree of storage. TV aerial point. Smooth plastered ceiling, ceiling light point.



EXTERNALLY

TO THE FRONT

Is enclosed by close board timber fencing with areas laid to lawn with flower/shrub beds ornamental trees, external gas meter cupboard, water tap, courtesy light to the front and side elevations.

TO THE REAR

The rear garden can either be accessed by the sliding door from the lounge or via the kitchen door. Immediately abutting the rear of the property is an area laid to patio. The remainder of the garden is laid principally to lawn and enclosed by timber fencing.

A pair of timber gates open from the end of the driveway to the rear garden. Two external lights to the rear elevation, outside power socket, garden shed. A pedestrian gate gives access to the front to the other side of the driveway.

Council Tax Band D



