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PEMBERS HILL DRIVE, FAIR OAK, EASTLEIGH, SO50 7HN



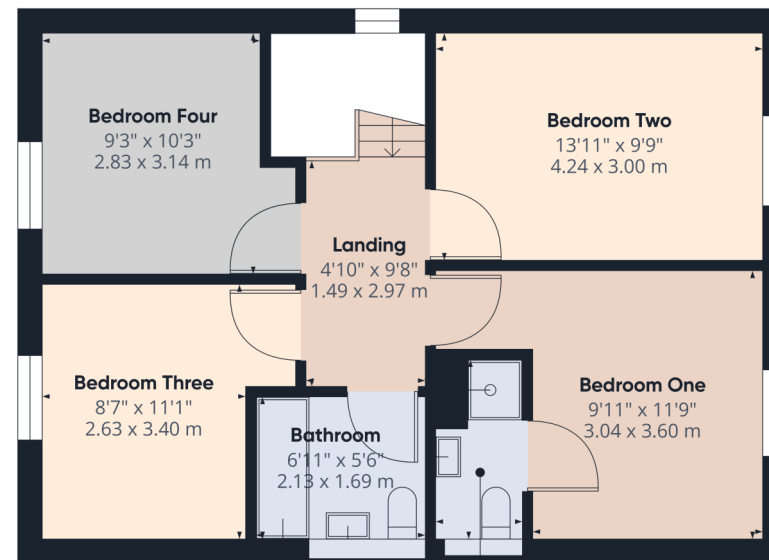
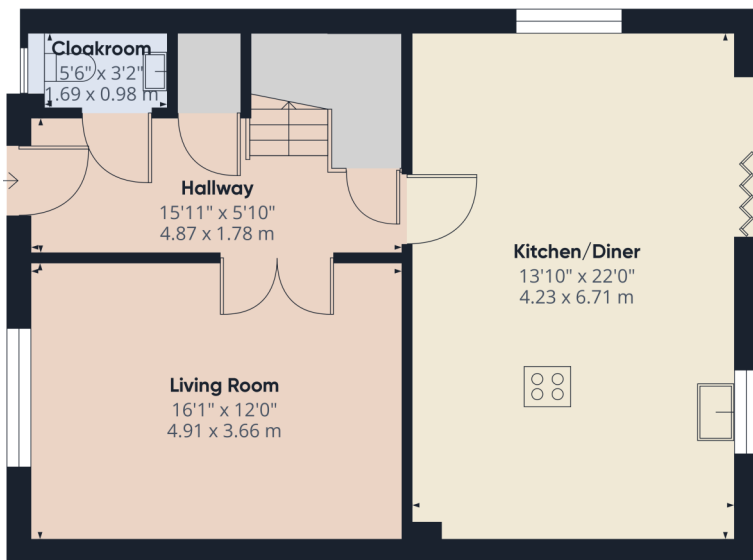
BEAUTIFULLY PRESENTED AND MODERN FOUR BEDROOM SEMI-DETACHED PROPERTY WITH A DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN, SITUATED IN A DESIRABLE RESIDENTIAL LOCATION AND IN CLOSE PROXIMITY TO LOCAL GREEN SPACES. VIEWING HIGHLY RECOMMENDED.

Guide Price £475,000 Freehold

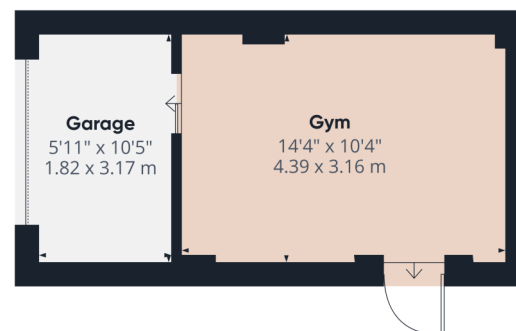
This beautiful four-bedroom semi-detached property is situated in a quiet street in the popular residential location of Fair Oak, in close proximity to Knowle Hill conservation area, which is ideal for those seeking a slice of the great outdoors. Fair Oak is a well-regarded community offering an array of local shops, eateries and popular schools. Eastleigh Town Centre is approximately a 10-minute drive with its variety of high street and independent shops, restaurants, leisure facilities, a cinema and bowling complex. The area boasts good transport links via the M27, M3 and railway networks.

The property is in good order, has been neutrally decorated throughout and benefits from gas fired heating and double glazing. Briefly, the ground floor accommodation comprises of a hallway, living room, kitchen/diner and a cloakroom. On the first floor are four double bedrooms, with an en-suite to the principal room, and a family bathroom. Outside there is a driveway offering off-road parking and a garage. There are gardens to the front and rear.

Don't miss out on the opportunity to make this house your new home. Call us today to arrange a viewing and experience first-hand the accommodation and location on offer.



En-suite
3'6" x 7'5"
1.09 x 2.26 m



Approximate total area⁽¹⁾

1460.88 ft²

135.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Ground Floor Accommodation

Upon entering the property, you are greeted by the hallway offering space to de-boot and hang your coats. There are doors to all rooms, turning stairs rising to the first floor and a handy storage cupboard.

Double doors open into the living room, which offers window providing views over the property frontage. This room is the perfect space to relax and unwind at the end of a busy day.





The heart of the home has to be the lovely open plan kitchen/diner which spans the width of the house. This social space is ideal for gathering and entertaining with bifold doors in the dining area which open out onto the rear garden, offering a seamless transition from indoor to outdoor living. The kitchen comprises of a range of wall and floor mounted units with a square edge worksurface over. A 1½ bowl sink and drainer lie beneath a rear elevation window. A kitchen island houses a four-ring gas hob with an extractor hood over. Integrated appliances include: a built-in electric double oven, fridge freezer and a dishwasher. There is appliance space and plumbing for a washing machine.

The ground floor accommodation further benefits from the added convenience of a cloakroom with a wash hand basin and a concealed cistern WC.



First Floor Accommodation

Ascending to the first floor, the hallway presents doors to principal rooms and a loft access point.

Well-proportioned bedroom one offers a rear elevation window providing views over the garden and benefits from a fitted wardrobe with mirror fronted, sliding doors. This bedroom boasts the added convenience of a modern en-suite complete with a shower, wash hand basin and a concealed cistern WC.

Bedroom two is another well-proportioned double room with a rear elevation window. Bedrooms three and four are both double rooms with windows overlooking the property frontage.

The family bathroom comprises of a contemporary white suite including a panel enclosed bath with a shower over, a wash hand basin with storage beneath and a concealed cistern WC.

Front Of Property

The property offers a block paved driveway to the front which continues along the side of the house to the garage and a pedestrian gate allowing access in the rear garden. The front garden is laid to lawn with a footpath leading to the entrance door under a canopied porch.

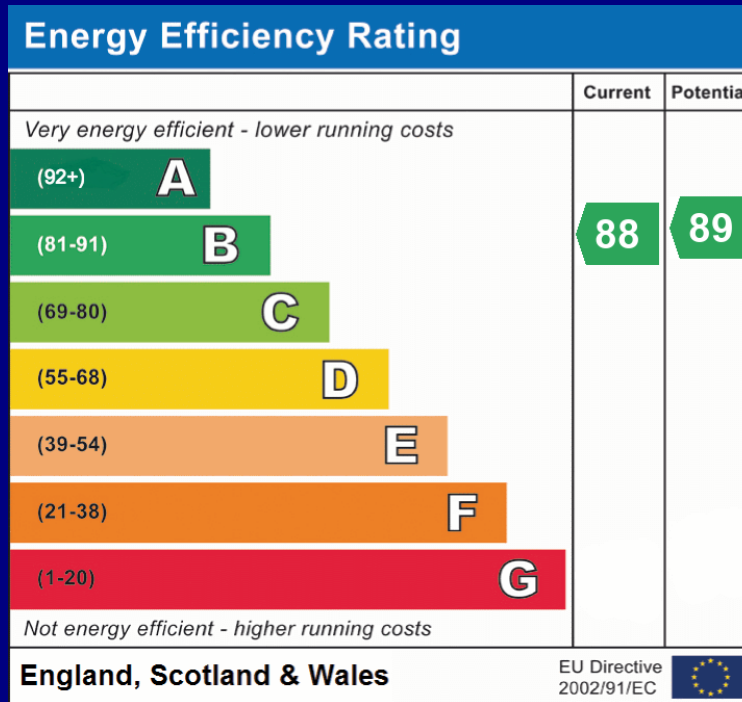


Local Scenery

Rear Of Property

The rear garden is enclosed by timber fencing and is largely laid to lawn. A patio area, which may be accessed directly from the kitchen/diner offers an idyllic spot for outdoor entertaining and al fresco dining. There is pedestrian access into the garage, which retains an up and over door to the front elevation behind which is a storage area. The remainder of the garage is currently being utilised as a home gym which benefits from power and lighting.





COUNCIL TAX BAND: D - Eastleigh Borough Council.

UTILITIES: Mains gas, electricity, water and drainage. Owned solar panels.

ESTATE MANAGEMENT CHARGES: Circa £300 per annum payable to First Port.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.