



**5, Causton Gardens, Eastleigh, SO50 9PJ**  
**£1,150 PCM**

A STYLISH MODERN HOME, state of the art throughout, and featuring a master bedroom with considerable storage space and an en suite shower room on the second floor. The ground floor provides an efficient kitchen, an extremely spacious & pleasant lounge/dining room, and a cloakroom. There are 2 bedrooms on the first floor with a full bathroom, totalling 3 bedrooms in all. Set amongst similar homes and just a short walk into Eastleigh town centre, with fast access to the M3 & M27. Parking for two vehicles. Unfurnished & Available end July !

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

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The property is accessed from the road via a paved path a six panelled door with glazed inserts opens onto

### **ENTRANCE HALLWAY**

Smooth plastered ceiling, coving, two ceiling spot lights, oak flooring, single panelled radiator, provision of power points, a double built in cupboard opens and houses the electric consumer unit, telephone point and CAT 5 wiring. All internal doors are light 'Beech' effect solid panel doors.

### **GROUND FLOOR CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin set within a vanity unit, low level wc. Smooth plastered ceiling, ceiling light point, single panelled radiator, fan. Continuation of the floor covering from the entrance hallway.

### **LOUNGE / DINING ROOM 19'9" narrowing to 11'0" x 14'4" (6.03 narrowing to 3.37 x 4.39)**



### **LOUNGE AREA**

Smooth plastered ceiling, ceiling light point, two wall light points, upvc double glazed window to the rear aspect, continuation of the oak floor covering from the entrance hallway, double panelled radiator, provision of power points NTL and Sky point.

### **DINING AREA**

Continuation of the flooring from the lounge, smooth plastered vaulted ceiling, ceiling light point, upvc double glazed window to the rear aspect and double glazed patio doors onto the rear garden with adjacent windows.

### **KITCHEN 14'11" x 6'11" (4.57 x 2.13)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, ceramic glazed tiled floor.

The kitchen is fitted with a range of low level cupboard and base units, heat resistant worksurface with matching up stands. Bowl and a half with drainer stainless steel sink unit with a mono bloc mixer tap over, four burner electric hob, electric fan assisted double oven, Bosch automatic washing machine, dishwasher and integrated tall fridge/freezer. Single panelled radiator, provision of power points, stainless steel splashback and Bosch stainless steel extractor hood. Behind a wall mounted cupboard is a combination boiler.



### **FIRST FLOOR ACCOMMODATION**

Accessed by a turning staircase from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point, power point, single panelled radiator, upvc double glazed window to the front aspect.

### **BEDROOM 2 9'1" x 14'4" (2.79 x 4.39)**

Smooth plastered ceiling, coving, ceiling light point, two upvc double glazed windows to the rear aspect, double panelled radiator, provision of power points, television and NTL point.



### **BEDROOM 3 7'1" x 9'4" (2.16 x 2.86)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, single panelled radiator, provision of power points, telephone point, NTL and a television point.



### **FAMILY BATHROOM 7'0" x 7'1" (2.15 x 2.16)**

Smooth plastered ceiling, ceiling light point, extractor fan, ceramic glazed tiled floor, single panelled radiator.

Fitted with a three piece white suite comprising pedestal wash hand basin with mirror over, low level wc, panelled bath with aqua board panelling, chrome mixer tap with shower attachment.

### **SECOND FLOOR ACCOMMODATION**

The second floor is accessed by a straight flight staircase from the first floor landing.

### **MASTER BEDROOM 11'5" x 10'5" + walk in dormer window (3.48 x 3.18 + walk in dormer window)**

Smooth plastered ceiling, ceiling light point, access to the roof void, double panelled radiator, upvc double glazed window to the front aspect. Two double built in wardrobes providing a good degree of hanging rail and storage. A door gives access to a walk in wardrobe.



### **EXTERNALLY**



### **TO THE FRONT**

The front garden is of open plan design with an area laid to lawn and a Silver Birch tree. External gas meter.

### **TO THE REAR**

The rear garden is enclosed by timber fencing to each side boundary.

An area immediately abuts the rear of the property providing a very pleasant seating area. To the rear boundary a wooden pedestrian gate gives access to a second parking space. Garden shed.



### **WALK IN WARDROBE**

Smooth plastered ceiling, ceiling light point, shelving, hanging rail and a door gives access to useful eaves storage.

### **ENSUITE 3'8" x 8'0" (1.14 x 2.45)**

Smooth plastered ceiling, ceiling light point, extractor fan, upvc double glazed wooden Velux window, double panelled radiator and a ceramic glazed tiled floor.

Fitted with a three piece suite comprising wash hand basin, low level wc and shower enclosure with folding doors and a thermostatic shower.

