



8 Belmere Drive, Fair Oak - SO50 7QS

In Excess of £550,000

WHITE & GUARD



# 8 Belmere Drive

## Fair Oak, Eastleigh

### INTRODUCTION

Nestled away in a quiet cul de sac in the highly sought after area of Fair Oak is this fantastic sized four bedroom detached home, the property showcases a fantastic sized and beautifully fitted kitchen/diner, with Bi fold doors that opens into the garden, a spacious, light and airy dual aspect living room and a cloakroom, all on the ground floor. Across the first floor there are four well proportioned bedrooms, with an en-suite to the master bedroom and a modern family bathroom, outside you will find a driveway that offers an EV charge point, parking for three cars which leads up to the detached garage which has an up and over door and power and lighting. This really is a must see property to gauge the size and condition that is on offer, so call now to book your viewing.

### LOCATION

The property is set within a quiet cul de sac which is in the highly sought after area of Fair Oak and gives catchment to Fair Oak's primary schools and is only minutes away from Wyvern College which caters for 11-16-year-olds and has academy status. Hedge End's retail park, which includes M&S and Sainsburys, is also nearby, as is Eastleigh's thriving town centre, which offers a broad range of shops and amenities including a mainline train station. Southampton Airport and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND E
- EPC RATING B
- FREEHOLD
- FOUR BEDROOM DETACHED HOME
- MODERN KITCHEN DINING ROOM
- SPACIOUS LIVING ROOM
- ENSUITE TO MASTER BEDROOM
- OFF ROAD PARKING WITH EV CHARGER
- SOLAR PANELS WITH HIGHLY EFFICIENT SOLAR PANEL BATTERY STORAGE







## INSIDE

A double glazed front door opens into a well-presented and sized entrance hall which has stairs leading to the first floor landing, a good sized storage cupboard and doors that lead into the cloakroom, Kitchen/diner and lounge. The Cloakroom has a double glazed frosted window to the side aspect and has been fitted with a two piece suite comprising of a low level back to wall W/C and a wall hung vanity unit with storage and an inset wash hand basin with tiled splash backs. The lounge is dual aspect has double glazed windows to both the front and side elevations which flood in lots of natural light making the room feel light and airy. The kitchen/Diner is a wonderful size and has both a double glazed window and Bi Fold doors that overlook and open out onto the patio area and into the beautifully landscaped garden. It is fitted with a range of grey shaker wall and base units with fitted white granite effect counter tops over which incorporate a stainless steel sink. There is a stainless steel, mid height double electric oven, a central island with an inset gas hob and extractor hood over and then a range of integrated appliances including a fridge freezer, dishwasher and washing machine then spaces for a tall fridge freezer, Dishwasher and washing machine.

The first floor landing provides access to the loft space and has doors to all four bedrooms and the family bathroom. The master bedroom, is set at the rear of the house and is a well proportioned double room with fitted wardrobes and has the benefit of an adjoining three piece en-suite shower room which contains an enclosed shower cubicle with chrome mixer shower, a back to wall WC, wall hung vanity unit with storage and an inset wash hand basin and complimentary tiling to the walls and a vinyl floor. Bedrooms three and four are both to the front with double glazed windows to the front aspect and bedroom two provides a range of fitted wardrobes and is a good sized double to the rear. The well-presented family bathroom has been fitted with a three piece suite comprising of a panel enclosed bath, with a shower over, a wall hung vanity unit with storage and an inset wash hand basin, WC and complimentary tiling to the walls.



OUTSIDE

Located at the front of the property, a driveway offers an EV charger and off-road parking for three cars which leads up to both the front door and the detached garage, which has an up and over door and power and lighting, with the remainder being a neat area planted with a variety of mature plants, shrubs and flowers. The rear garden has been landscaped with a raised patio area off of the kitchen for alfresco dining with the rest being laid to a lawned area with plant, shrub and flower borders.

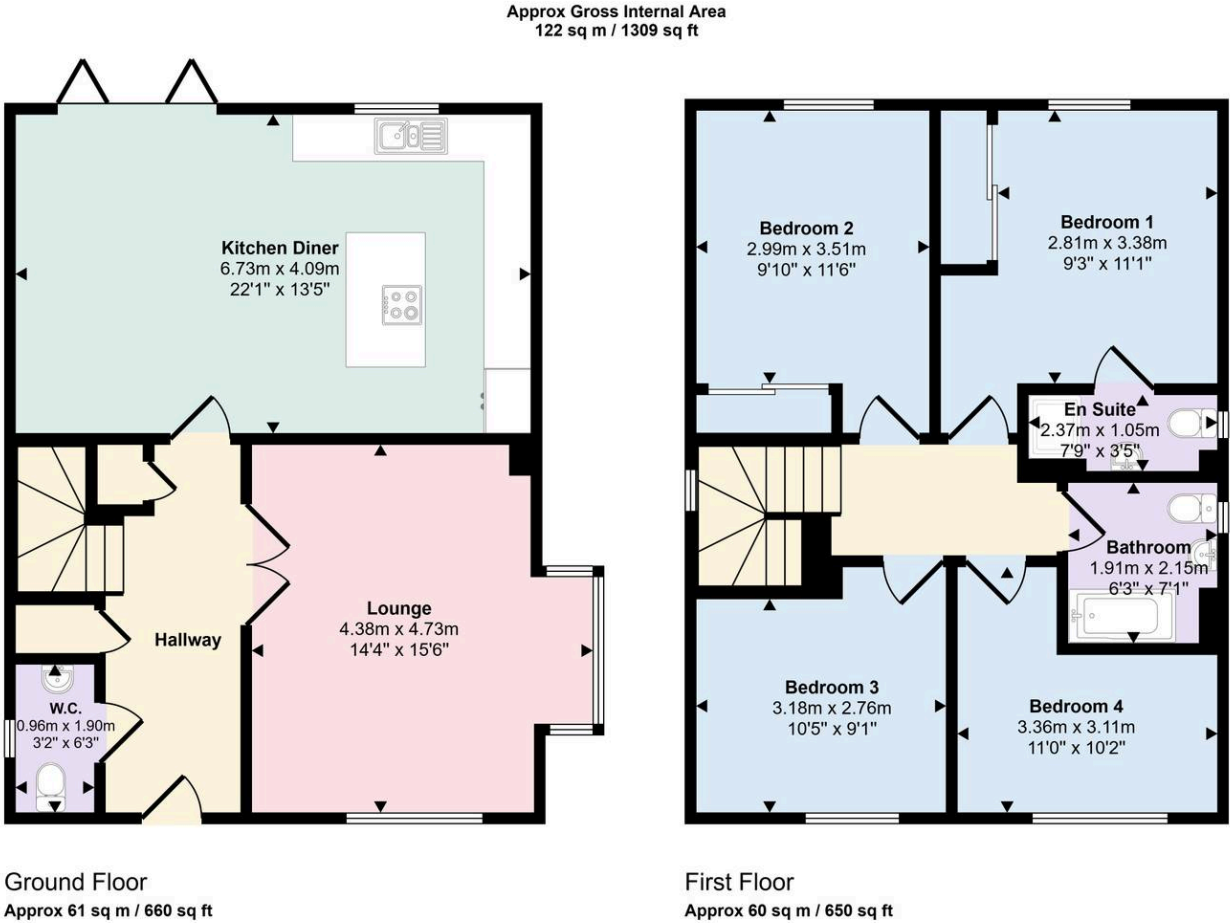
SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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