



9, York Close, Horton Heath, Eastleigh, SO50 7PX

£530,000

A delightful and spacious family home set amongst similar quality properties in a quiet cul de sac. Immaculately presented throughout. Particular features include a 25' dual aspect living room, separate dining room with additional French doors to the landscaped rear garden. A superb contemporary Four Seasons kitchen / breakfast room with separate utility. Four good sized bedrooms with a ensuite to master, re-fitted shower room and a ground floor cloakroom. The property benefits from a garage and driveway providing additional off road parking. A predominantly west facing rear garden has been landscaped providing very pleasant seating areas.

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

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The property is accessed from the road via a tarmacadam driveway where a brick paved path leads to an attractive double glazed door with brass door furniture and matching adjacent window opens onto

ENTRANCE HALLWAY

Staircase leading to the first floor landing, single panelled radiator, provision of power points, wall mounted British Gas digital central heating thermostat, coved ceiling, two ceiling light point, smoke alarm and a laminate floor covering. All internal doors are of a two panel design with brass door furniture.



CLOAKROOM

Fitted with a modern two piece white suite comprising low level wc and wash hand basin with tiled splashback, useful storage cupboard underneath and a chrome mono bloc mixer tap. Plumbed in chrome heated towel rail, tiled floor and an obscure double glazed window to the front aspect.

LIVING ROOM 25'1" into bay x 14'6" narrowing to 9'6" (7.67 into bay x 4.43 narrowing to 2.92)

A most attractively presented room, providing light and airy accommodation with a double glazed bay window to the front aspect with leaded lights, a pair of double glazed French doors giving access to the patio and rear garden. A pair of panel doors open onto the dining room. Two double panelled radiators. The room centres on a decorative stone fireplace and hearth with a coal effect gas fire. Provision of power points, television aerial point, telephone point, coved and smooth plastered ceiling with two ceiling light points.



Being such a generous size an area could be set aside for a dining setting, making the present dinning room a useful study if required.

DINNING ROOM / STUDY 10'2" x 8'11" (3.1 x 2.72)

Double glazed French doors open onto the patio and rear garden. Smooth plastered ceiling with coving and a ceiling light point. Double panelled radiator, provision of power points and a return door to the entrance hallway.



KITCHEN / BREAKFAST ROOM 14'2" x 10'11" (4.32 x 3.35)

The kitchen is fitted a Four Seasons kitchen and comprises a range of cream fronted cabinets with cupboard and drawer base units underneath and matching wall mounted cupboards above incorporating a glazed display cabinet with glass shelving and downlighter and concealed lighting. Dark encore bushboard work tops and matching upstands. Inset one and a half bowl stainless steel sink unit with a mono bloc mixer tap over, kick space electric fan heater. Smooth plastered ceiling with halogen down lighters, provision of power points. CDA range style cooker with six burner gas hob and two electric fan assisted oven and grill underneath with pan storage below and extractor hood over. Integral Neff dishwasher and an integrated Bosch fridge. A useful larder cupboard and space for a breakfasting table. Double glazed window to the rear aspect, and a part double glazed door giving access to the side.



UTILITY ROOM 8'1" x 7'9" (2.47 x 2.38)

Accessed from a door from the kitchen/breakfast room. Fitted

with a range of matching units incorporating inset porcelain sink unit and a chrome mono bloc mixer tap over. Encore bushboard worksurface with matching cupboard and drawer base units underneath. Three quarter height storage cupboard. Space and plumbing for an automatic washing machine and space for a tall fridge freezer. Three ceiling light points and an extractor fan.



FIRST FLOOR ACCOMMODATION

The landing is accessed by a turning staircase from the entrance hallway with decorative spindled balustrade to a galleried landing. Natural light is provided by a double glazed window with leaded lights to the front aspect. Coved ceiling, two ceiling light points, smoke alarm, single panelled radiator, power point and access to the roof void which is partially boarded and benefits from power point. A built in cupboard provides useful storage.



BEDROOM 1 13'1" max x 10'2" (3.99 max x 3.1)

A large and light bedroom with two double glazed windows with leaded lights to the rear aspect, single panelled radiator, provision of power points, television aerial point, coved ceiling and a ceiling light point. This room benefits from fitted wardrobes providing a good degree of hanging rail and shelving.



ENSUITE SHOWER ROOM

With fully tiled walls and is fitted with a modern three piece suite comprising pedestal wash hand basin with a chrome mono bloc mixer tap, close coupled wc and a quadrant shower with sliding shower screen and plumbed in thermostatic shower. Double glazed opening window to the rear aspect, wall mounted shavers point, extractor fan, three ceiling light points, plumbed in chrome heated towel rail and a tiled floor.



BEDROOM 2 13'3" x 8'7" (4.04 x 2.62)

Double glazed window with leaded lights to the rear aspect, single panelled radiator, provision of power points, television aerial point, coved ceiling and a ceiling light point. Built in double wardrobes provides a good degree of hanging rail and storage.



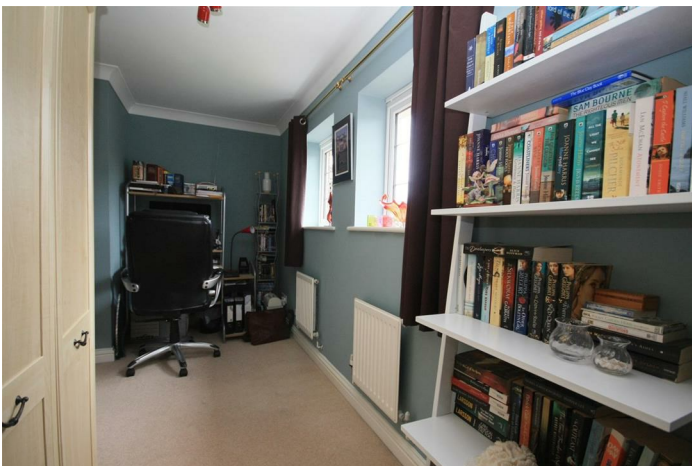
BEDROOM 3 13'5" into dormer x 8'5" (4.11 into dormer x 2.57)

Double glazed window to the front aspect. Double panelled radiator, provision of power points, television aerial point. Coved ceiling and a ceiling light point.



BEDROOM 4 14'6" into recess x 6'0" (4.42 into recess x 1.83)

Two double glazed windows to the front aspect, two single panelled radiators, provision of power points, television aerial point, telephone point, coved ceiling and a ceiling light point.



FAMILY SHOWER ROOM 8'2" x 5'3" narrowing to 4'5" (2.51 x 1.62 narrowing to 1.36)

Fully tiled with a white suite comprising low level wc, pedestal wash hand basin, with chrome mono bloc mixer tap, plumbed in heated towel rail. Shavers point, walk in shower with Aqualisa plumbed in shower, obscure double glazed window to the side aspect, extractor fan and a ceiling light point.



EXTERNALLY

The front garden is of open plan design and is laid principally to lawn with decorative stone chippings and shrubs. External courtesy lighting is provided, double width driveway provides off road parking and in turn to a garage. A path gives side access to the rear garden via timber gate.



The rear garden is a particular feature of this property and has been landscaped. Fully enclosed by a brick wall and close boarded timber fencing. Two circular patio area providing a very pleasant seating area with decorative stone and slate chippings and brick edgings. The garden is laid principally to lawn. An area of hardstanding is laid for a summer house.

GARAGE 16'9" x 18'4" (5.11 x 5.59)

Part integral or accessed by an up and over doors. Three ceiling light points, external courtesy lighting. Combination gas boiler for the central heating and hot water supply. An external water tap, power point and halogen flood light.

PROPERTY INFORMATION

2017/2018

Council Tax Band E

£1,924.84





Total Approx. Floor Area 1573 Sq.Ft. (146.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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		70	78
		EU Directive 2002/91/EC	