

21 MALVERN CLOSE

Fair Oak, Eastleigh, SO50 7GF
Asking Price £425,000



WELLER
PATRICK



PROPERTY FEATURES

An attractive and well presented four bedroom detached family home in a popular location for local school catchment

Entrance hall • Lounge • Kitchen/dining room • Utility room • Cloakroom

Four bedrooms • Ensuite to master bedroom • Family bathroom

Garage • Off road parking • Garden • Internal viewing recommended



DESCRIPTION

With a feature and part walled garden this well-presented four bedroom detached family home is situated in a popular area.

The property was built by renowned builder Bloor Homes in 2016 and benefits from the remainder of the NHBC Certificate.

With an Energy Rating of B the owner advises the property has been efficient and economical to run with both dual zone gas fired central heating and the added benefit of hot and cold air conditioning to the kitchen and bedroom one providing heating or cooling as required.



This well presented property is situated a short walk from the popular Bishopstoke Woods and falls within catchment to Fair Oak Infant and Junior Schools as well as Wyvern College, which caters for 11-16-year-olds and has academy status.

The accommodation includes a welcoming entrance hallway with attractive Karndean flooring which leads through to the Lounge and Kitchen/Dining Room. The spacious lounge, with feature bay window allows in plenty of natural light. There is a downstairs WC, handy utility room and cupboard providing extra storage space. The good sized kitchen/dining room includes integrated appliances and two French doors which allow access to the enclosed and part walled rear garden.



The first floor offers four bedrooms, three doubles and one single, the master bedroom benefitting from an en-suite and a four-piece family bathroom which completes the accommodation.

Externally, the property provides off road parking to the side, an easily accessible garage with electric door and smartly landscaped front and rear gardens.

Viewing is highly recommended.

21 Malvern Close
 Fair Oak
 Eastleigh
 SO50 7GF



LOCAL AUTHORITY AND SERVICES

Eastleigh Borough Council
 Council Tax band E
 Mains Gas, electricity, water and drainage.

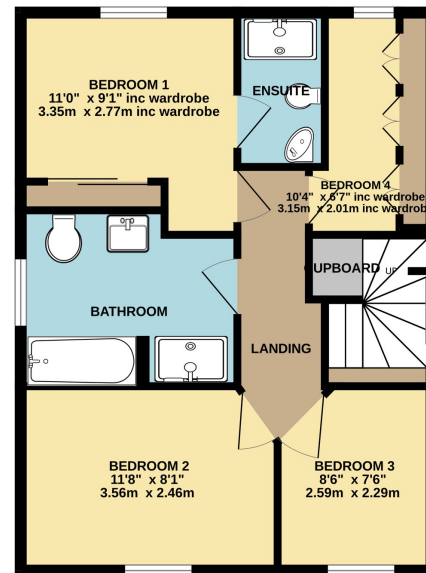
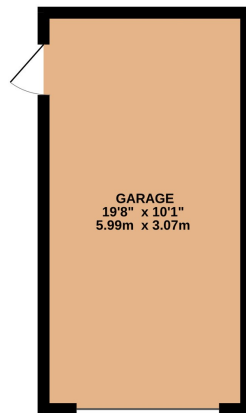
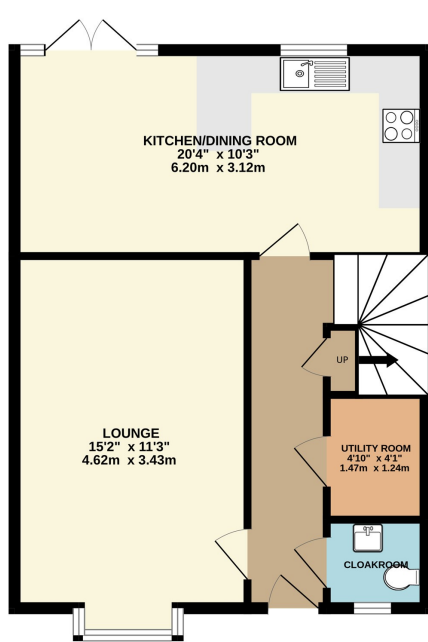
VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

DIRECTIONS

From Bishops Waltham Town centre proceed towards Winchester on the B2177. Continue to the village of Lower Upham and turn left by the Alma Public House into Mortimers Lane. Proceed to the end of this road and turn right. Take the first left after passing sandy Lane into Savernake Way. Follow Savernake way round to the left and Malvern Close can be found on your left. no 21 Can then be found after a short distance on your right.

Particulars amended 23rd October 2023



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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