



53, Whyte ways, Eastleigh, SO50 4NQ
£340,000

A well maintained three bedroom semi detached home set on a corner plot with off road parking via a dropped kerb. To the ground floor is a modern fitted kitchen, lounge/dining room, 2nd reception room/office and pleasant conservatory. To the first floor is 3 bedrooms and modern four piece bathroom. The property has a low maintenance rear garden laid to hardstanding and is conveniently located close to local schools/amenities as well as great motorway links.

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

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Set on a corner plot, off road parking via a dropped kerb and a block paved driveway for one vehicle, front garden is predominantly laid to lawn with a cherry tree, raised sleeper bed, hedge to the front for privacy, pedestrian gate to the side of the property giving access to the rear garden, entering the property via a new composite door with obscure double glazed windows to the top with chrome door furniture, stepping into the

Entrance Porch

Ceramic glazed tiled floor, a wall tiled floor to ceiling, adjacent is a floor to ceiling obscure double glazed window, stepping into the

Kitchen 11'6" x 9'9" (3.52 x 2.99)

Smooth plastered ceiling, ceiling light point, lino floor covering, wall mounted Valliant boiler, UPVC double glazed window to the front elevation, the kitchen comprises of low and wall mounted units with a heat resistant wood block style effect work top over, inset stainless steel sink bowl, drainer, monobloc mixer tap, four burner electric "Beko" hob, stainless steel splashback, extractor fan over, built in oven, with space for an undercounter washing machine, undercounter dishwasher, tall fridge freezer.

Tall wall mounted radiator, wall mounted electric consumer unit/fuse board, a six panelled door through to the lounge/dining room and an opening through to;

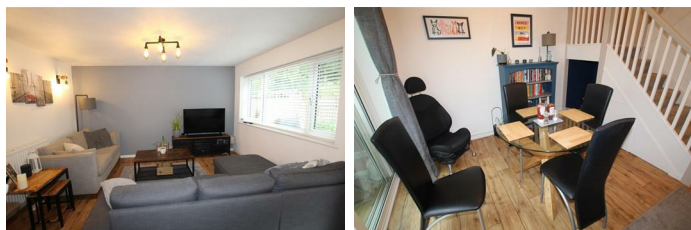
2nd Reception Room / Office 13'3" x 7'2" (4.05 x 2.20)

Smooth plastered ceiling, six LED spotlights, UPVC double glazed window to the front elevation, continuation on Lino floor covering from the kitchen, six panelled door opens onto a utility cupboard housing the gas and electric meters, a six panelled door to a useful under stairs storage cupboard.



Lounge / Dining Room 19'4" x 13'7" (5.91 x 4.16)

Textured ceiling, two ceiling light points, two wall light points, UPVC double glazed window to the rear elevation, UPVC double glazed sliding door onto conservatory, continuation of lino floor covering from the kitchen, double panelled radiator provision of power points, TV point, Virgin Point, under stairs storage area.



Conservatory 8'11" x 9'1" (2.72 x 2.77)

Low level wall construction with UPVC glazing over, glass roof, six top opening windows, UPVC double glazed double opening patio doors onto the rear garden.



First Floor

Accessed via the turning staircase from the lounge, the landing has a textured ceiling, ceiling light point, loft access, six panelled doors, a large airing cupboard with insulated hot water cylinder, slatted linen shelving and electric shower pump.

Bedroom 1 11'4" x 9'1" (3.46 x 2.79)

Textured ceiling, ceiling light point, UPVC double glazed window to the front elevation, single panelled radiator, provision of power points.



Bedroom 2 10'1" x 9'6" + recess (3.08 x 2.91 + recess)

Textured ceiling, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, provision of power points, TV point.



Bedroom 3 8'10" x 9'8" (2.70 x 2.96)

Textured ceiling, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, provision of power points.



Bathroom 8'11" x 7'9" (2.74 x 2.38)

Smooth plastered ceiling, four chrome LED spotlights, extractor fan, two UPVC obscure double glazed windows to the front elevation, tall heated towel rail, four piece suite comprising of pedestal wash hand basin, low level WC, bath with panel, large walk in shower cubicle with glass screen and folding door, ceiling mounted shower head and a flexible hose, built in shelf unit within the shower cubicle, thermostatic shower valves, floor is laid to ceramic glazed tiles, the walls are tiled with a complimentary tile floor to ceiling.

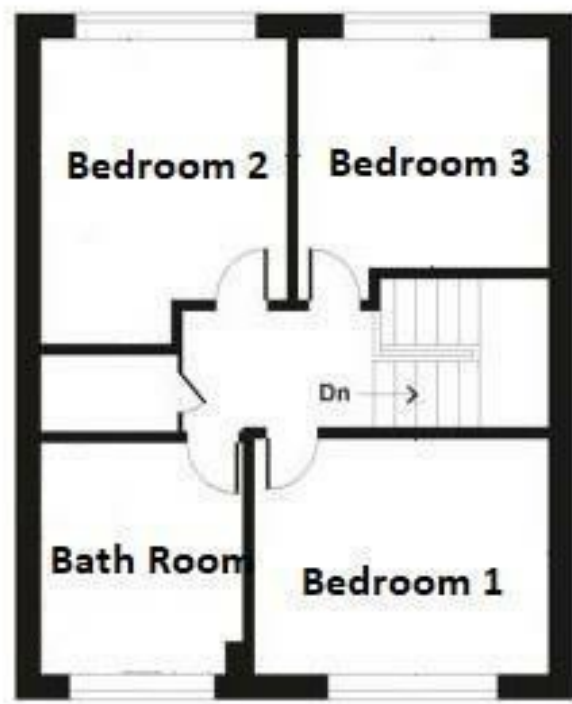
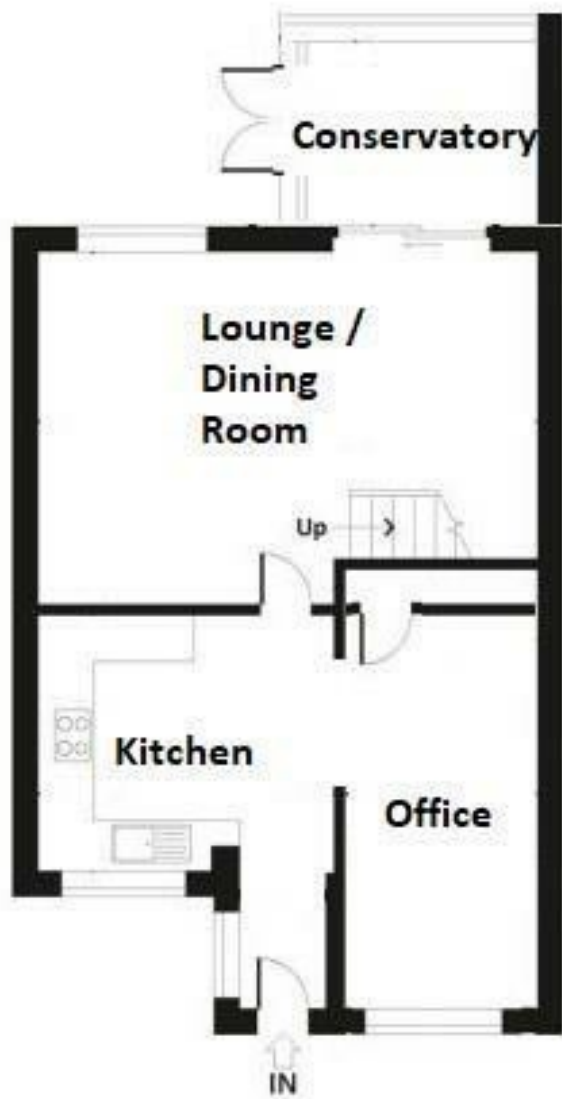


Rear Garden

Laid to paving for ease of maintenance with raised beds by sleepers around the outside, a decking area to one rear corner, shed/summerhouse to the other, enclosed to one side and rear via a brick wall and a timber panelled fence with concrete posts to the other, side access to the front.

Council Tax Band C





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) 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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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