



Witt Road - £490,000

Stanford  
Est 2005



# 14 Witt Road, Fair Oak, Eastleigh, SO50 7FR

**£490,000**

Stanford Estate Agents are delighted to offer for sale this stunning, four bedroom, detached family home, ideally situated in this sought after road in Fair Oak and is within short walking distance of local schools, shops and amenities. This lovely property offers good sized accommodation throughout including four good sized bedrooms, an 18ft living room, study/snug, a 17ft fitted modern kitchen/dining room with built in appliances, a modern upstairs family bathroom and downstairs cloakroom/utility room. Benefits include a huge private and landscaped rear garden, ample driveway off road parking and a 17ft garage. This property is a truly wonderful home and internal viewings are strongly recommended to avoid disappointment.

**Entrance Porch;**  
Double glazed windows to front and side aspect, door to living room.

**Living Room: (18'4" x 13'7")**  
Double glazed window to front aspect, stairs to first floor landing, two double radiators, understairs cupboard, feature log burner with brick surround.

**Kitchen/Dining Room: (17'0 x 14'6")**  
Smooth plaster ceiling with downlighting, double glazed windows with integral blinds to rear and side aspect, fitted with a range of modern wall and base level units with contrasting worksurfaces and breakfast bar, stainless steel sink and drainer, integral electric oven and gas hob with stainless steel extractor hood and lighting, integrated fridge/freezer and dishwasher, built in microwave, two double radiators door to utility room

**Cloakroom/Utility Room:**  
Double glazed window to rear aspect. part tiled walls, fitted wall and base level units with contrasting worksurface, stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, cupboard housing wall mounted boiler, low level WC.

**Study/Snug: (8'8" x 6'2")**  
Double glazed doors to rear aspect, smooth plaster ceiling, wood effect flooring.

**First Floor Landing;**  
Doors to bedrooms and family bathroom, two double glazed windows to rear aspect, access to airing cupboard.

**Master Bedroom: (13'7" x 12'2")**  
Smooth plaster ceiling, double glazed window to front aspect, double radiator, space for wardrobes.

**Bedroom Two: (12'0 x 10'8")**  
Smooth plaster ceiling, double glazed window to front aspect, double radiator.

**Bedroom Three: (12'0 x 10'6")**  
Smooth plaster ceiling, access to boarded loft space, double glazed window to rear aspect, double radiator.

**Bedroom Four: (8'10" x 6'4")**  
Smooth plaster ceiling, double glazed window to front aspect, double radiator.

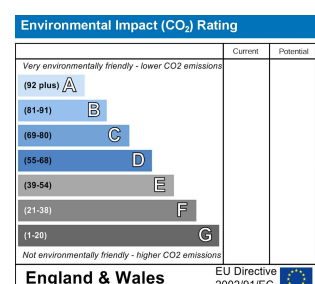
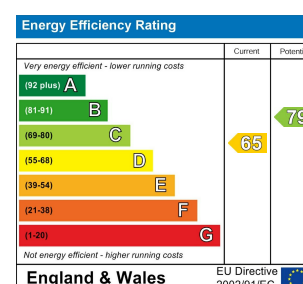
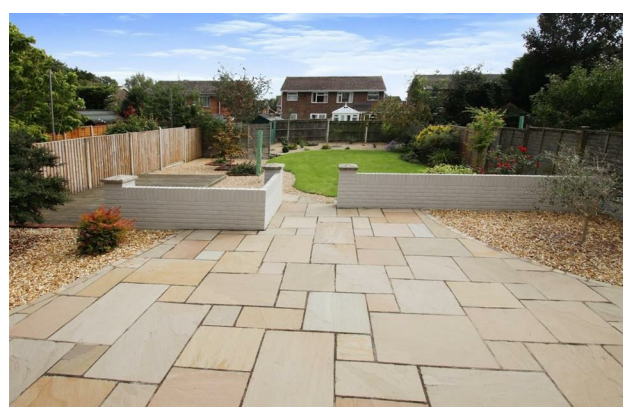
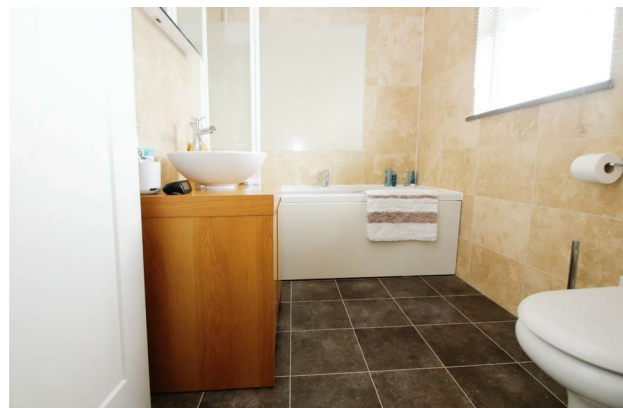
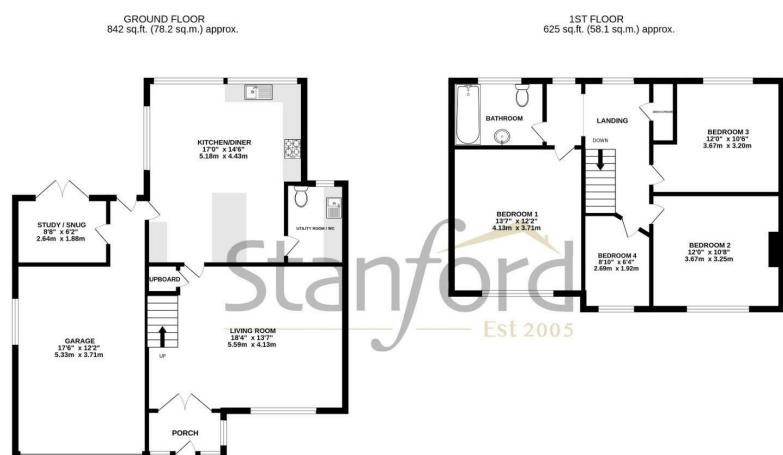
**Family Bathroom:**  
Obscure double glazed window to rear aspect, smooth plaster ceiling with downlighting, tiled walls, a suite comprising panel enclosed bath with shower over, low level WC, wash hand basin with cupboards below, radiator.

**Front Garden:**  
Brick paved driveway providing ample off road parking, access to the garage.

**Garage: (17'6" x 12'2")**  
Large space, wider than average garage with tall ceilings. Accessed via an electric roller door and has power and light connected.

**Rear Garden:**  
Huge landscaped rear garden which is mainly laid to lawn with flower and shrub borders, there is a large paved seating and entertaining area and a shingled area with storage shed. The property is secure via panel fence surround and further benefits from side access and access to the garage.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: D  
Local Primary School: Fair Oak Infant & Junior School  
Local Secondary School: Wyvem College  
Sellers Position: Looking To Purchase A Property



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