



# 29a Falcon Square, Eastleigh, Hampshire, SO50 9JF

Offers In Excess Of

£310 000

Stanford Estate Agents are delighted to offer this stylish and stunning throughout, semi detached house in a requested location in central Eastleigh. Boasting a 15ft sitting room, 15ft kitchen/breakfast room, en suite to master bedroom, driveway parking and a generously sized southerly aspect rear garden. Viewing By Appointment.

## Entrance Hall:

Coved to smooth plaster ceiling with inset spotlights, doors leading to the sitting room, kitchen/breakfast room and downstairs cloakroom, radiator, stairs leading to the first floor, under stairs storage cupboard and wood effect flooring.

## Sitting Room: 15' 5" x 10' 5" (4.70m x 3.18m)

Coved to smooth plaster ceiling, dual aspect double glazed windows and French doors leading to the rear garden, radiator, television point and wood effect flooring.

## Kitchen/Breakfast Room: 15' 10" x 8' 4" (4.83m x 2.54m)

A beautifully presented kitchen/breakfast room with a smooth plaster ceiling, inset spotlights, dual aspect double glazed windows, tiling to principal areas and radiator. Fitted with a stylish range of matching wall and base level units, stainless steel sink and drainer with swan neck mixer tap over, integrated appliances consisting of electric oven and four ring gas hob with extractor over, washing machine, dishwasher and tall standing fridge/freezer, wood effect flooring.

## Conservatory: 13'4 x 8'6 (4.06m x 2.59m)

uPVC and double glazed construction with a glass roof and Bi Fold doors leading to the rear garden.

## Downstairs Cloakroom/WC:

Coved to smooth plaster ceiling, obscure double glazed window to front aspect, tiling to principal areas, radiator, a suite comprising of a vanity wash hand basin and low level WC, wood effect flooring.

## First Floor Landing:

Coved to smooth plaster ceiling, access to loft via loft hatch, doors leading to all bedrooms and family bathroom, fitted carpet.

## Master Bedroom: 10' 6" x 9' 5" (3.20m x 2.87m)

Coved to smooth plaster ceiling, dual aspect double glazed windows, door leading to the en suite shower room, built in wardrobe, radiator, television point and fitted carpet.

## En Suite:

A stunning en suite shower room with a coved to smooth plaster ceiling, inset spotlights, extractor, obscure double glazed window to rear aspect, tiling to principal areas and a suite comprising walk in shower, vanity wash hand basin, low level WC and a chrome heated towel rail, ceramic tiled flooring.

## Bedroom Two: 8' 5" x 8' (2.57m x 2.44m)

Coved to smooth plaster ceiling, double glazed window to front aspect, built in wardrobe, radiator, television point and fitted carpet.

## Bedroom Three: 8' 5" x 5' 6" (2.57m x 1.68m)

Coved to smooth plaster ceiling, double glazed window to side aspect, built in wardrobe, radiator, television point and fitted carpet.

## Family Bathroom: 8' 1" x 6' 5" (2.46m x 1.96m)

A stylish family bathroom with a coved to smooth plaster ceiling, inset spotlights, obscure double glazed window to front aspect, tiling to principal areas, fitted with a suite comprising panel enclosed bath with shower over, vanity wash hand basin, low level WC and chrome heated towel rail, ceramic tiled flooring.

## Front Garden:

Mainly laid to driveway parking providing parking space for two vehicles and pathway leading to the front door.

## Rear Garden:

A generously sized, enclosed southerly aspect rear garden which is mainly laid to lawn with a paved patio seating area and pathway leading to gated pedestrian rear access.

## Other Information:

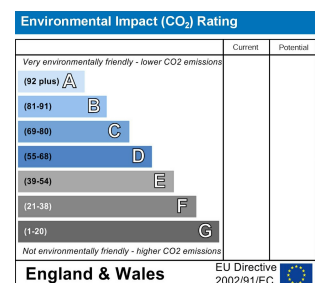
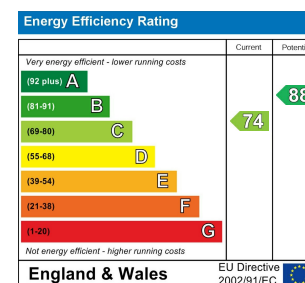
Local Council: Eastleigh Borough Council

Council Tax Band: C

Local Primary School: Nightingale Primary School

Secondary School: Crestwood Community School

EPC Rating: C



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