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## 17 Gleneagles Drive

FARNBOROUGH, Hampshire GU14 0PH

£469,950 Freehold

An extended four bedroom family home enjoying a cul-de-sac position on the sought after Southwood development boasting easy access to a plethora of local amenities including Southwood Country Park, Voyager Centre for Health, Nuffield Gym, supermarket, playing fields, Southwood Infant School and restaurants/bars. Accommodation comprises entrance hall, cloakroom, living room, dining room, refitted kitchen, study/playroom, four bedrooms, bathroom. Features include upvc double glazing, private rear garden, off road parking and garage. EER 'tbc'.

## GROUND FLOOR

### ENTRANCE HALL

Front aspect multi-point locking composite door with twin opaque double glazed inserts, side aspect upvc opaque double glazed window, stairway to first floor, doors to cloakroom and living room. Space for coats and shoes, radiator, laminate flooring, textured and coved ceiling.

### CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, wall mounted wash basin with mixer tap, base level storage cabinet, radiator, laminate flooring, textured and coved ceiling.

### LIVING ROOM

17' 3" x 13' 3" (5.26m x 4.04m) max. Front aspect upvc double glazed window, archway to dining room, brick built fireplace with timber mantel and coal effect electric fire, Cable point, 'Hive' heating control, two radiators, laminate flooring, dado rail, textured ceiling.

### DINING ROOM

12' 2" x 8' 2" (3.71m x 2.49m) Rear aspect upvc double glazed twin opening doors to terrace, doors to kitchen, study/playroom and understairs storage cupboard, radiator, laminate flooring, textured ceiling.

### REFITTED KITCHEN

12' 2" x 8' 2" (3.71m x 2.49m) Rear aspect upvc double glazed window, side aspect upvc double glazed door, matching range of eye and base level units finished with solid oak work tops with inset composite sink unit with swan neck mixer tap. Built in induction hob with glass splashback below extractor hood, built in double oven with grill, recess suitable for 'American' style fridge/freezer, plumbing and space for washing machine and dishwasher. Under unit lighting, matching upstands, laminate flooring with under floor heating, wall mounted concealed gas central heating boiler, textured ceiling.

### STUDY/PLAYROOM

14' 7" x 6' 9" (4.45m x 2.06m) Rear and side aspect upvc double glazed windows, Cable point, radiator, textured and coved ceiling.

## FIRST FLOOR

### LANDING

Side aspect upvc opaque double glazed window, doors to bedrooms and bathroom, built in airing cupboard housing cylinder tank and shower pump below slatted shelving, hatch giving access to part boarded loft space with ladder and light, textured and coved ceiling.

### BEDROOM ONE

11' 11" x 9' 7" (3.63m x 2.92m) Front aspect upvc double glazed window, radiator, textured and coved ceiling.

### BEDROOM TWO

11' 0" x 9' 7" (3.35m x 2.92m) Rear aspect upvc double glazed window, built in double wardrobe offering storage over hanging rail and shelf fronted by sliding doors, radiator, textured and coved ceiling.

### BEDROOM THREE

8' 8" x 7' 0" (2.64m x 2.13m) Front aspect upvc double glazed window, built in bulkhead storage cupboard, radiator, textured and coved ceiling.

### BEDROOM FOUR

7' 9" x 7' 0" (2.36m x 2.13m) Rear aspect upvc double glazed window, built in shelved wardrobe, radiator, textured ceiling.

### BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with storage cabinet below, panel enclosed bath with mixer tap and fitted power shower over. Heated chrome towel rail, tiled splashbacks, vinyl flooring, textured ceiling.

### REAR GARDEN

Paved terrace offering space for outdoor dining/entertaining leading onto mainly laid to lawn garden with timber sheds, wendy house, small pond and established border to rear, elevated bed, partially covered pathway to side with gate giving pedestrian access, courtesy lighting.

### GARAGE

Front aspect up and over door, power and light, access to eave storage.

### AGENTS NOTE

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