



**Rowe  
& Co.**

**16 Trafford Road, Fair Oak**

Eastleigh

In Excess of **£400,000**

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& Co.**



## 16 Trafford Road

Fair Oak, Eastleigh

This wonderful family home has been tastefully refurbished by the current owners, now a spacious four-bedroom property with two bathrooms and ideally suited towards a growing family and located just a short walk from the superb local schools.

Accommodation comprises an entrance hall, lounge / snug, stunning kitchen / breakfast room, and guest bedroom with en-suite. On the first floor are three well proportioned bedrooms and a family bathroom. Outside benefits a large driveway accommodating parking for 4 vehicles and a secluded rear garden. We anticipate a high level of interest and early viewing comes highly recommended.

### LOCATION

Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well-regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10-minute drive with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



# 16 Trafford Road

Fair Oak, Eastleigh

## PROPERTY

You enter the property into an entrance hall that has been laid to oak effect flooring with spotlights and doors leading to all rooms. A door to the left opens into the lounge / snug that has a window to the front aspect and has been laid to oak effect flooring, there is a storage cupboard to one end. Bedroom four has a window to the front aspect and has been laid to oak effect flooring, a further door opens into the ensuite which has been fitted with a walk in rainfall shower, wash hand basin, W/C and heated towel rail with tile flooring and spotlights. The stunning 21ft kitchen / breakfast room, laid to oak effect flooring with spotlights and French doors opening to the rear. To one side is a utility cupboard with space and plumbing for a washing machine and dishwasher with stairs leading to the first floor and space for a table and chairs. The kitchen itself has been fitted with a range of blue shaker wall and base units with complimentary worktops. There is a large breakfast bar to one side, fitted appliances included an oven, induction hob with extractor over and fridge / freezer. The first floor landing has been laid to carpet with doors leading to all rooms, loft access and a large storage cupboard. The spacious master bedroom has a window to the front aspect and has been laid to carpet, bedrooms two and three both have windows to the rear and are laid to carpet. The family bathroom has a window to the front aspect and has been fully tiled with spotlights and a panel enclosed bath with shower over, wash hand basin, W/C and heated towel rail.

To the front of the property is a large driveway that has been laid to gravel and can accommodate parking for four vehicles. Landscaped to include an area laid to lawn, paved steps leading to the front door and gated pedestrian access to the rear. The secluded garden has mostly been laid to lawn with a paved seating area and selection of planted shrubbery.

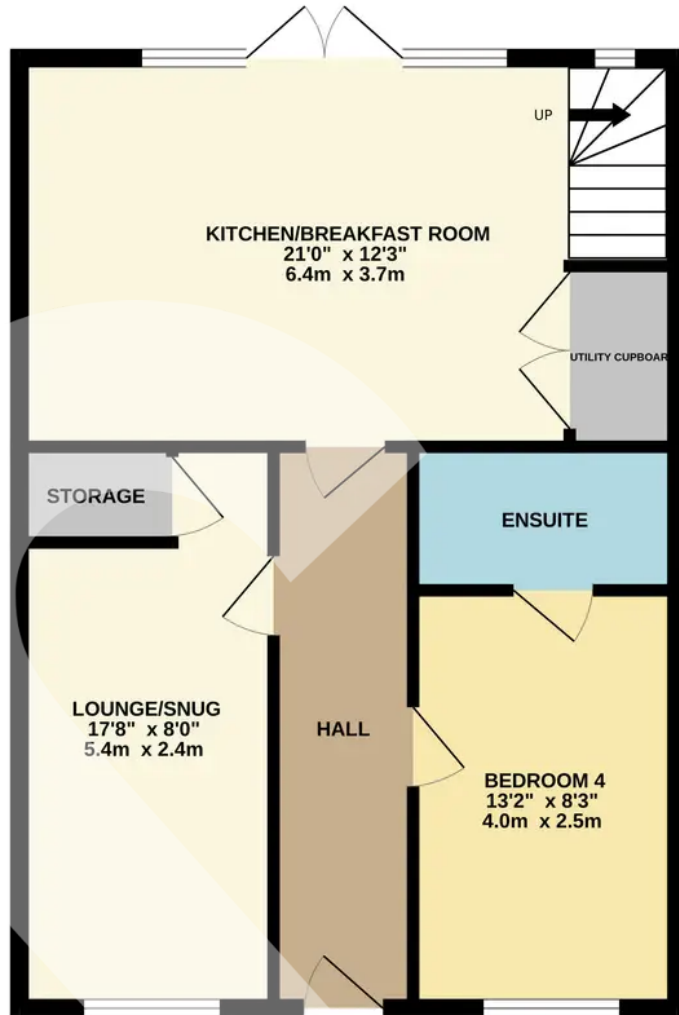
- Landscaped Driveway
- Newly Refurbished
- Four Bedrooms
- Two Bathrooms



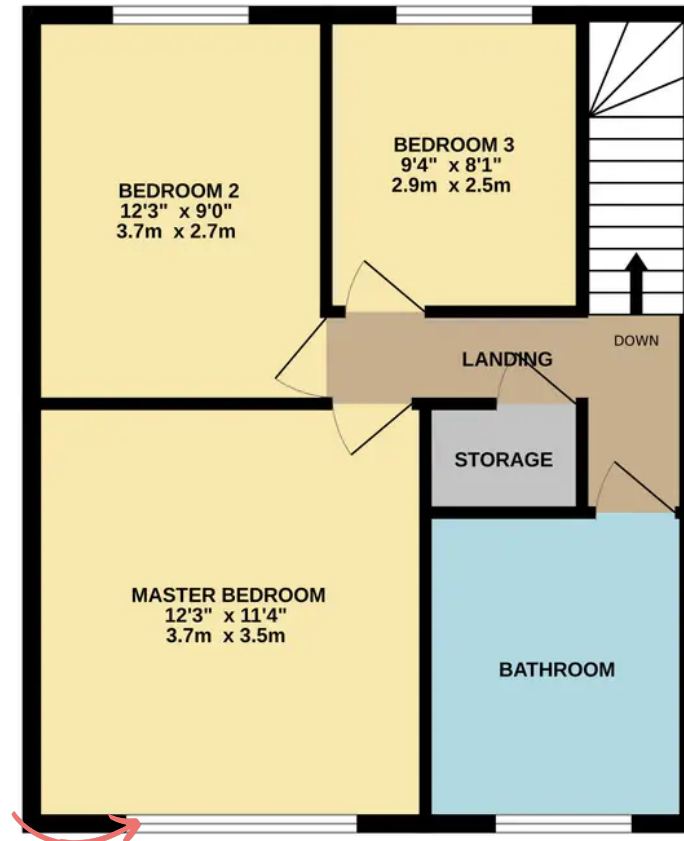
Rowe & Co.



GROUND FLOOR



1ST FLOOR



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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

