



1 Treetops Pitmore Road, Allbrook, SO50 4DL

£650,000

A stunning four bedroom detached family home constructed in 2019 forming part of this small select development of just eight properties within a gated community. The property is presented in immaculate fashion throughout affording a modern and contemporary feel with particular highlights being four double bedrooms, en-suite and family bathroom, 17'4" sitting room, open plan 24'3" x 15'11" kitchen/dining/living space, ground floor study and utility room, double garage to the front and separate purpose built cabin/office in the garden which provides modern landscaping and a southerly aspect. Treetops is conveniently situated just off Pitmore Road within Allbrook which is conveniently placed for the centre of Chandler's Ford, town centre of Eastleigh, junction 12 of the M3, The Otter public house and bus services to Southampton and Winchester as well as being in the catchment for Thornden Secondary School.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Staircase with glass panelling and oak rail to first floor, tiled floor.

Cloakroom:

Suite comprising wash basin with cupboard under, w.c., tiled floor.

Sitting Room:

17'6" x 11' (5.33m x 3.35m) Full height feature window to front.

Study:

8' x 6'2" (2.44m x 1.88m)

Kitchen/Dining/Living Room:

24'5" x 16'7" (7.44m x 5.05m) The kitchen area is fitted with an attractive range of matt white units and Quartz work tops, Neff electric double oven and gas hob with extractor hood over, integrated fridge freezer and dishwasher. The dining area affords space for table and chairs with doors to rear garden and the living space provides ample room for sofas and furniture. Tiled floor throughout, understairs storage cupboard.

Utility Room:

6'2" x 5'5" (1.88m x 1.65m) Space and plumbing for appliances, sink unit, boiler, tiled floor, door to outside.

FIRST FLOOR

Landing:

Hatch to loft space, storage cupboard with radiator.

Bedroom 1:

12' x 11' (3.66m x 3.35m) Built in wardrobe.

En-suite:

7'7" x 5' (2.31m x 1.52m) Suite comprising shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled floor with underfloor heating.

Bedroom 2:

12' x 10'10" (3.66m x 3.30m) Built in wardrobe.

Bedroom 3:

9'10" x 9' (3.00m x 2.74m) Built in wardrobe.

Bedroom 4:

10'9" x 9'7" excluding door recess (3.28m x 2.92m excluding door recess)

Bathroom:

7'2" x 6'4" (2.18m x 1.93m) Suite comprising bath with mixer tap and shower attachment and glazed screen, wash basin with cupboard under, w.c., tiled floor with underfloor heating.

OUTSIDE

Front:

To the front of the property is a double width driveway leading to the detached double garage with adjacent shed, pathway to front door which extends to the side with gate to rear garden.

Rear Garden:

The rear garden provides a pleasant southerly aspect and measures approximately 49' x 31'. Modern landscaping provides a patio and deck adjoining the house with a decked pathway leading to the cabin. Lawned area, flower and shrub borders with sleeper edging, enclosed by fencing.

Cabin/Office:

12'5" x 12'4" (3.78m x 3.76m) An L shaped space with electric heating, insulated walls and double glazed windows and doors.

Double Garage:

19'3" x 18'1" (5.87m x 5.51m) Two electric doors, light and power, roof storage space.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2019

Approximate Area:

133.3sqm/1436sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Otterbourne Primary School

Secondary School:

Thornden Secondary School

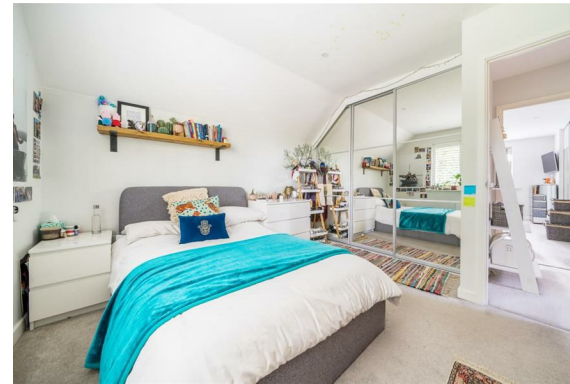
Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 727 sq ft / 67.5 sq m
 First Floor = 709 sq ft / 65.8 sq m
 Garage = 357 sq ft / 33.2 sq m
 Total = 1793 sq ft / 166.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sparks Ellison. REF: 985026

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