



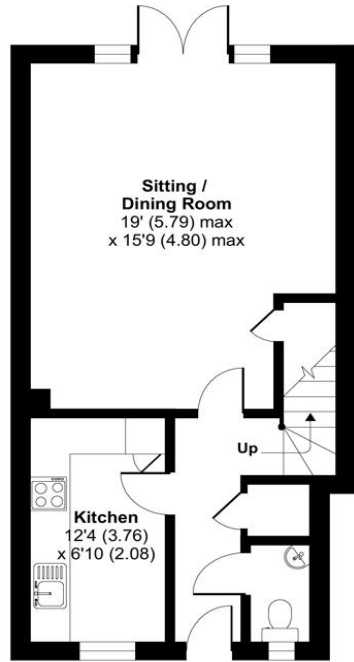


ACCOMMODATION

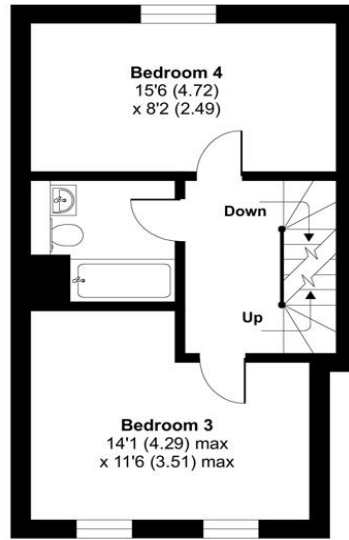
Contemporary and modern residence situated on a prestigious development constructed with high-quality designs throughout. Occupying a quiet and convenient position along a no through road within a delightful cul-de-sac setting, this substantial property encapsulates the true essence of a family home and is a fine example of modern living. Located in the heart of the popular Hampshire town of Eastleigh, this high-quality property has been designed to create light and airy accommodation throughout. This stylish home has the finest fixtures and fittings and has been carefully crafted by the developer to create the perfect family space. The substantial entrance hall leads to all the principal rooms. The accommodation includes a well-appointed sitting room which has a fresh design with French doors opening out onto the enclosed garden with feature skylight windows creating light filled accommodation. The impressive kitchen is finished to the highest standard, fully fitted with integrated appliances and clever storage solutions. Completing the ground floor is a convenient guest cloakroom. The first floor includes two double bedrooms all serviced by the modern family bathroom. These bedrooms are ideal for the children to have their own space or perfect for when guests come to visit. The principal bedroom benefits from fitted wardrobes and a luxury en-suite shower room. A second double bedroom, that could be used as a home office/study completes this floor. Externally, the private enclosed garden has been beautifully landscaped and well-maintained. An elegant patio is the perfect place for an immersive dining experience. To the rear of this home are two allocated parking spaces and a garage in a block.

Approximate Area = 1499 sq ft / 139.2 sq m (includes garage)

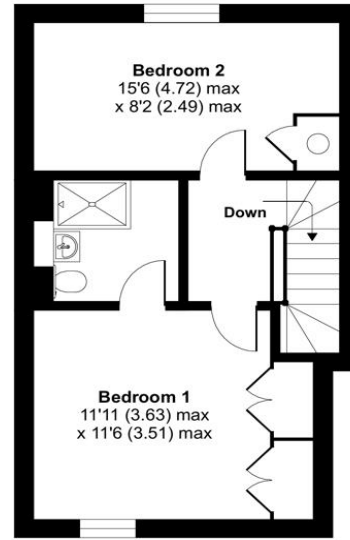
For identification only - Not to scale



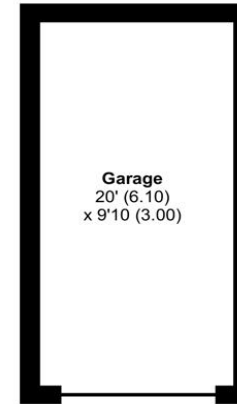
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(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, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Charters Estate Agents Limited. REF: 1050931



SITUATION

Situated in a popular location, this property enjoys the advantages of easy access to the family-friendly Eastleigh town centre, as well as the vibrant cities of Southampton and Winchester with their wide range of leisure facilities and shopping opportunities. The nearby Eastleigh mainline railway station provides convenient and frequent services to London Waterloo. In addition, Southampton International Airport is just a short drive away, and the property enjoys easy access to major road links including the M3 and M27. Within walking distance, you'll find a variety of shops and amenities, as well as local Infant, Junior and Secondary schools.



SPECIFICATION

- Exceptional family home
- Prestigious development
- Quiet cul-de-sac location
- Four bedroom home
- Modern kitchen
- Luxury en-suite and family bathroom
- Landscaped gardens
- Garage and driveway parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band D

GUIDE PRICE

£390,000

TENURE

Freehold