





## ACCOMMODATION

Nestled in a desirable residential area, this beautifully presented detached home offers the perfect blend of modern living and comfortable accommodation. With a well-designed layout, stylish interiors, and a generous outdoor area, this property is ideal for those seeking a home that caters to both relaxation and entertaining. Upon entering, you are greeted by a bright and welcoming hallway leading to a spacious sitting room. The well-appointed kitchen features contemporary fittings and ample storage, making it a functional space. Upstairs, the home boasts two well-proportioned bedrooms, each thoughtfully decorated to offer a tranquil retreat. The principal bedroom benefits from fitted wardrobes, while the second bedroom provides flexibility for growing families, a home office, or guest accommodation. A sleek, modern bathroom completes the accommodation, featuring high-quality fixtures and a fresh, neutral design. The exterior is just as impressive, with a well-maintained garden offering a mix of patio and lawned areas, ideal for outdoor entertaining or unwinding in the sunshine. A private driveway and garage provide convenient parking and storage solutions.

Approximate Area = 584 sq ft / 54.3 sq m  
 Garage = 143 sq ft / 13.3 sq m  
 Total = 727 sq ft / 67.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	74	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Charters Estate Agents Limited. REF: 1258260

### 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.



#### **SPECIFICATION**

- Beautifully presented detached home
- Convenient location within easy reach of amenities
- Two bedrooms
- Family bathroom and guest cloakroom
- Well-proportioned sitting room
- Garage and driveway parking

#### **LOCAL AUTHORITY**

Eastleigh Borough Council

Council Tax Band C

**GUIDE PRICE £325,000**

#### **TENURE**

Freehold