



10 Heritage Walk, Eastleigh, SO50 9TD

£550,000

Constructed by Messrs. Bargate Homes is this brand new delightful four bedroom semi detached family home offering comprehensive accommodation and a well planned layout for family living. With a substantial kitchen/dining room featuring a statement island and patio doors leading to the rear garden, this elegant home makes quite the impression. The addition of a utility, cloakroom and comfortable sitting room complete the downstairs space. Upstairs, the master bedroom is complemented by a beautiful en-suite and dressing room. Three further bedrooms share the family bathroom. Outside is a driveway for 2 cars and an enclosed rear garden along with a garage,

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Built in storage cupboard, stairs to first floor.

Cloakroom:

5'10" x 3'3" White suite with chrome fittings, wash hand basin, WC.

Sitting Room:

17'9" max x 11'5"

Kitchen/Dining Room:

19'2" x 10'9" max Built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer, fitted breakfast bar, space for table and chairs.

Utility Room:

5'10" x 5'9" Space and plumbing for washing machine, space for tumble dryer.

First Floor:

Landing:

Bedroom 1:

12'2" x 9'11"

Walk In Wardrobe:

5'8" x 4'10" With hanging and shelving.

En Suite:

9'11" x 7'4" White suite with chrome fittings, shower in cubicle, wash hand basin, WC.

Bedroom 2:

12'9" x 9'2"

Bedroom 3:

11'6" x 9'3"

Bedroom 4:

10'8" x 7'4"

Bathroom:

9'8" x 9'2" White suite with chrome fittings comprising bath, shower in cubicle, wash hand basin, WC.

OUTSIDE:

Front:

Planted beds, outside power point, Electric Vehicle Charging Point, driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

Area laid to lawn, patio area, outside tap, outside power point.

Maintenance Charge:

There is a development maintenance charge of approximately £165 per annum.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

New build

Approximate Area:

1357sqft/126sqm

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Stoneham Park Academy

Secondary School:

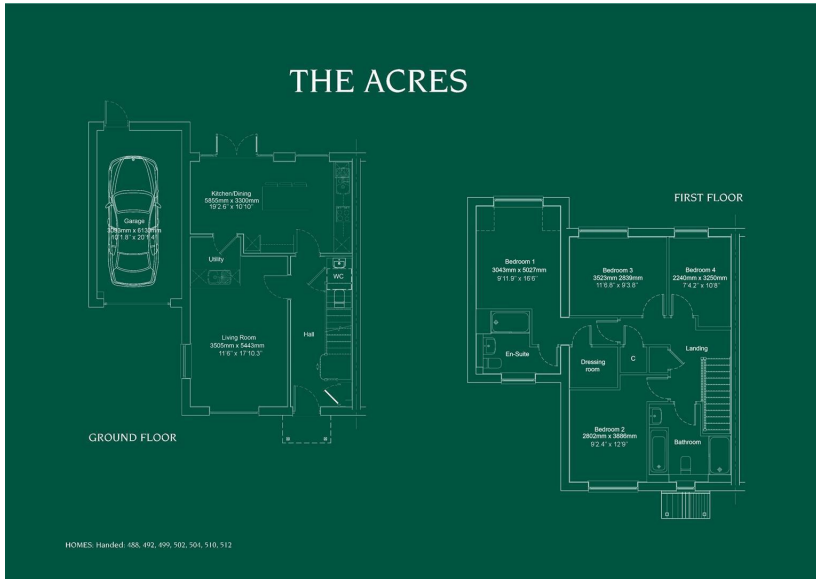
Crestwood Community College

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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	

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