



sparkes ellison



12 Hazelwood Grove, Eastleigh, SO50 4DH

£650,000

A magnificent four bedroom detached home affording a host of wonderful attributes to include an impressive wrap around rear garden measuring approximately 52' x 50' backing onto a lightly wooded area. The centrepiece of this wonderful home is the open plan kitchen/dining/sitting area which is complimented by a sitting room, dining room/study, utility room and cloakroom. On the first floor bedrooms 1 & 2 benefit from en-suite facilities with two further bedrooms and family bathroom. In addition to this the property also benefits from a detached garage and good size frontage. Hazelwood Grove is a small select development of properties pleasantly situated on the edge of Allbrook constructed in 2017 and conveniently placed for access to the centre of Chandler's Ford, town centre of Eastleigh and cities of Southampton and Winchester.

ACCOMMODATION

GROUND FLOOR

**Reception Hall:**  
Stairs to first floor with cupboard under.

**Cloakroom:**  
Modern suite comprising wash basin, w.c., tiled floor.

**Sitting Room:**  
15' x 14'3" (4.57m x 4.34m) Triple aspect windows, double doors to outside.

**Dining Room/Study:**  
10'7" x 8'6" (3.23m x 2.59m)

**Kitchen/Dining/Sitting Room:**  
22'3" x 17'2" x 12' (6.78m x 5.23m x 3.66m) The kitchen area is fitted with an attractive range of grey Shaker style units, island unit and breakfast bar for two, Neff double electric oven, electric hob with extractor hood over, two integrated fridge freezers and dishwasher, tiled floor, space for table and chairs and sofa, part vaulted ceiling, patio doors to outside.

**Utility Room:**  
6'5" x 6' (1.96m x 1.83m) Range of cupboards, space and plumbing for appliances, boiler, tiled floor, door to outside.

FIRST FLOOR

**Landing:**  
Double airing cupboard, storage cupboard, hatch to loft space.

**Bedroom 1:**  
12' x 11' (3.66m x 3.35m) Measurement up to range of fitted wardrobes and excluding door recess.

**En-suite Shower Room:**  
7'8" x 6'1" (2.34m x 1.85m) Modern suite comprising double width shower cubicle with glazed screen, wash basin, w.c., tiled floor.

**Bedroom 2:**  
11'4" x 9'5" (3.45m x 2.87m) Excluding door recess.

**En-Suite Shower Room:**  
7'1" x 4'11" (2.16m x 1.50m) Modern suite comprising double width shower cubicle with glazed screen, wash basin, w.c., tiled floor.

**Bedroom 3:**  
10'7" x 9'7" (3.23m x 2.92m)

**Bedroom 4:**  
8'6" x 8'1" (2.59m x 2.46m) Excluding door recess.

**Bathroom:**  
7'8" x 6'4" (2.34m x 1.93m) Modern suite comprising bath with mixer tap and shower attachment, wash basin, w.c., tiled floor.

OUTSIDE

**Front:**  
To the front of the property is a good size driveway that affords off street parking for several vehicles and leads to the double garage, side access to rear garden.

**Rear Garden:**  
The rear garden is a particularly attractive feature of the property measuring approximately 52' x 50'. There are two good size lawned areas, patio and garden pond, enclosed by hedging and fencing. From the utility door is a further patio and area of artificial grass and greenhouse.

**Garage:**  
20'7" x 10' (6.27m x 3.05m)

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
2017

**Approximate Area:**  
1652sqft/153.4sqm

**Sellers Position:**  
Found property to purchase

**Heating:**  
Gas central heating

**Windows:**  
Aluminium double glazed windows

**Infant/Junior School:**  
Shakespeare Infant/Junior School

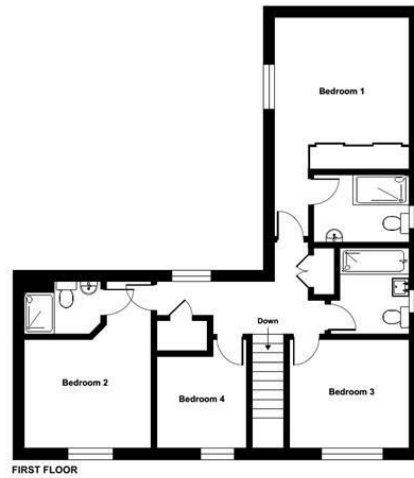
**Secondary School:**  
Crestwood Community School

**Council Tax:**  
Band F

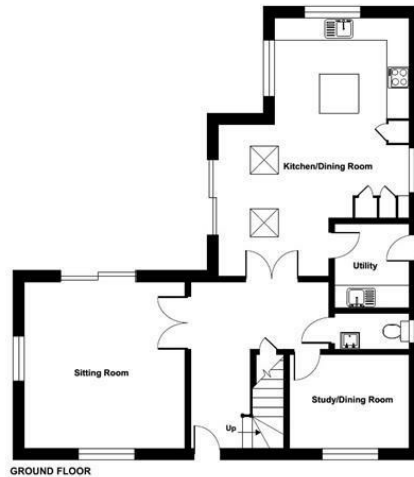
**Local Council:**  
Eastleigh Borough Council - 02380 688000




Ground Floor = 861 sq ft / 79.9 sq m  
 First Floor = 791 sq ft / 73.4 sq m  
 Total = 1652 sq ft / 153.4 sq m  
 For identification only - Not to scale




FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2022.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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