



sparkes ellison

11 Denbigh Close, Eastleigh, SO50 4QN

£415,000

An impressive three bedroom detached family home presented in excellent condition throughout located in the heart of Boyatt Wood. The location itself benefits from convenient access to both the centre of Eastleigh and Chandlers Ford. Occupied by the current owners since 2013 this home has been meticulously modernised throughout and benefits from re-fitted kitchen, cloakroom and bathroom. The home enjoys off road parking for two adjacent vehicles in front of the garage and a well manicured rear garden which enjoys excellent levels of privacy.

ACCOMMODATION

Ground Floor

Cloakroom:

5'8" x 3'9" (1.73m x 1.14m) Matching hand basin and WC, tiled floor.

Sitting Room:

14'4" by 12'1" (4.37m x 3.68m) Wood flooring, stairs to first floor under stairs storage cupboard.

Kitchen/Dining Room:

19'2" x 9'6" (5.84m x 2.90m) Comprehensively re-fitted with a range of modern matching white gloss, base and eyelevel units with contrasting work surfaces. Built-in electric fan assisted oven with separate grill and microwave. induction hob with extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer and breakfast bar. The dining area provides a generous space for dining room table and chairs.

Conservatory:

19'2" x 9'6" (5.84m x 2.90m) Constructed with brick walls and UPVC double glazed units and enjoys pleasant outlook over the garden.

First Floor

Landing:

Access to loft space. Airing cupboard with linen shelving and radiator.

Bedroom 1:

12'4" x 11'1" (3.76m x 3.38m) Dual aspect room with window to rear side elevation, built-in wardrobe.

Bedroom 2:

11'1" x 8'6" (3.38m x 2.59m) Built-in wardrobe,

Bedroom 3:

8'3" x 8'7" (2.51m x 2.62m) Built in wardrobe.

Family Bathroom:

8'3" x 5'6" (2.51m x 1.68m) The bathroom has been fitted with a white suite comprising panel enclosed bath with shower over, matching hand basin and WC.

OUTSIDE

Front:

Block paved to driveway providing off-road parking for two vehicles side-by-side, area to lawn and gated access to rear.

Rear Garden:

The rear garden is enclosed with timber fencing, mainly laid to lawn with patio ideal for external dining and also enjoys excellent degrees of privacy with the wooded copse behind.

Single Garage:

16' x 8'7" (4.88m x 2.62m) Space for tumble dryer and American fridge freezer.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

1282sqft/119.1sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Local Council:

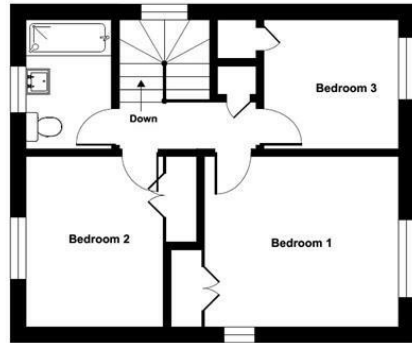
Eastleigh Borough Council - 02380 688000

Council Tax:

Band D



Ground Floor = 677 sq ft / 62.8 sq m
 First Floor = 476 sq ft / 44.2 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1282 sq ft / 119.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	86
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1077195

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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