



sparks ellison

5 Saddlers Close, Eastleigh, SO50 4SB

£500,000

Four bedroom detached family home situated within the popular residential district of Boyatt Wood. The home briefly comprises 19' sitting room, 18' dining area with adjacent 14' re-fitted kitchen accompanied by a separate study and 11' Conservatory both of which overlook the rear garden. The first floor provides four generous bedrooms with family bathroom and en-suite to master bedroom. Well presented throughout this home will undoubtedly appeal to growing families seeking generous, well proportioned, living accommodation.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

5'8" x 3'1" (1.73m x 0.94m) WC and matching wash hand basin, towel radiator and vinyl floor covering.

Sitting Room:

19'5" x 13'5" (5.92m x 4.09m) Wood effect flooring, feature fireplace with gas fire inset.

Study:

9'2" x 6'7" (2.79m x 2.01m) Patio doors overlooking and leading to garden and tiled flooring.

Kitchen:

14'5" x 9'8" (4.39m x 2.95m) Fitted with a generous array of modern matching base and eye level units with contrasting work surfaces. One and a half bowl stainless steel sink with single drainer sink unit and mixer tap attachment over. Built-in five burner gas hob with extractor hood over and built in electric fan. Assisted oven and electric grill, built in wine cooler. built-in fridge freezer, built-in dishwasher and washing machine. Vinyl floor covering.

Dining Area:

18'6" x 9'5" (5.64m x 2.87m) Generous space for dining room, table and chairs with pleasant outlook toward garden.

Conservatory:

11' x 7'2" (3.35m x 2.18m) Constructed with UPVC double glazed units and thermal roof, radiator and vinyl floor covering, pleasant outlook over garden.

FIRST FLOOR

Landing:

Access to loft space and window to side elevation, providing natural light.

Bedroom 1:

12'10" x 11'6" max (3.91m x 3.51m max) Generous array of built-in bedroom furniture.

En-suite:

7'2" x 5'9" (2.18m x 1.75m) Matching white suite comprising enclosed shower cubicle with thermostatic shower, matching wash hand basin and WC, chrome towel radiator, vinyl floor covering.

Bedroom 2:

12'1" x 9'5" (3.68m x 2.87m)

Bedroom 3:

12'6" x 9'1" (3.81m x 2.77m) Built-in wardrobe.

Bedroom 4:

8'9" x 5'7" (2.67m x 1.70m)

Bathroom:

9'10" x 5'9" (3.00m x 1.75m) White suite comprising panel enclosed bath with shower attachment over, wash hand basin and WC, chrome towel radiator, wood effect laminate flooring.

OUTSIDE

Front:

Area laid to lawn with adjacent hard standing providing off road parking for 2 cars and access front door.

Rear Garden:

The rear garden enjoys excellent degrees of privacy, is well stocked with a range of mature shrubs and is mainly laid to lawn. Gated side pedestrian access.

Garage:

A partial garage conversion has been undertaken and contributes toward the stunning kitchen. However, a small area in the garage has been retained for storage with up and over.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

1670sqft/155.1sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Council Tax:

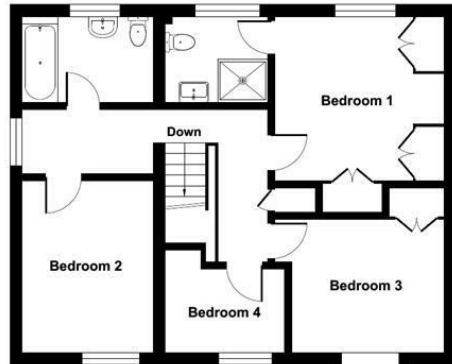
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Local Council:

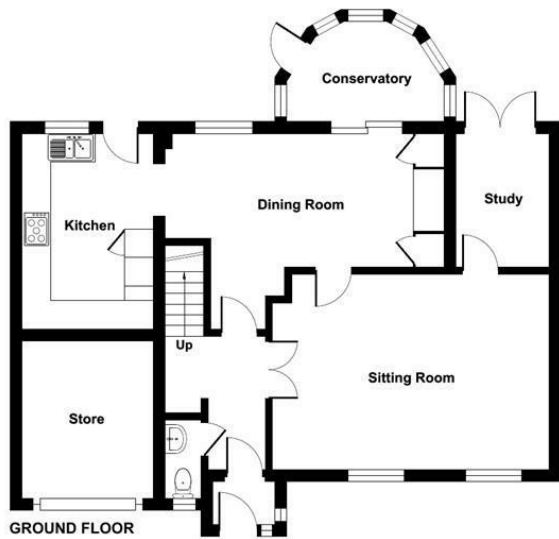
Eastleigh Borough Council - 02380 688000



Ground Floor = 864 sq ft / 80.3 sq m
 First Floor = 705 sq ft / 65.5 sq m
 Store = 101 sq ft / 9.3 sq m
 Total = 1670 sq ft / 155.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1088097



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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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