



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

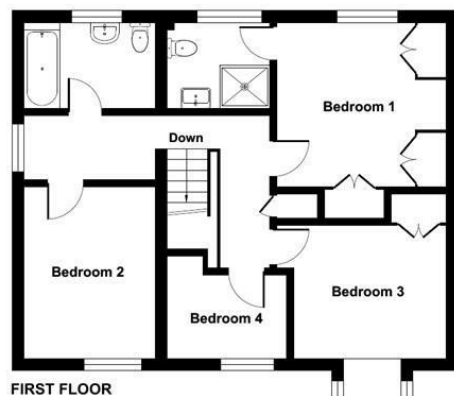
**Secondary School:**  
Crestwood Community School

**Council Tax:**  
Band E

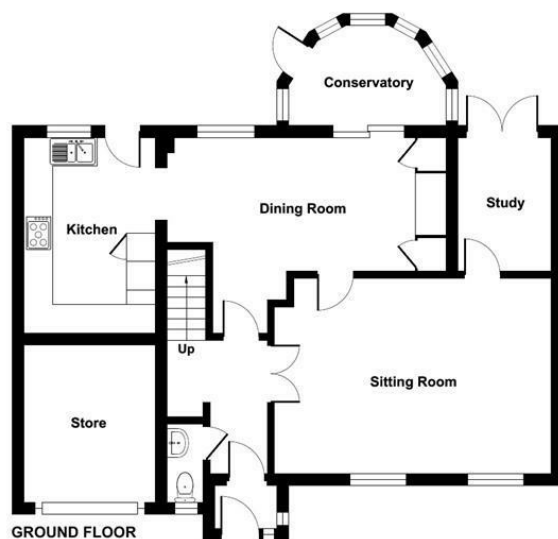
**Local Council:**  
Eastleigh Borough Council - 02380 688000



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) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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