



sparks ellison

# 36 Sovereign Way, Eastleigh, SO50 4SA

£475,000

Four bedroom detached family home constructed in 1983 and occupied by the current owner from new. The property enjoys an enviable position backing onto a mature wooded copse but would require cosmetic upgrading throughout. The accommodation briefly comprises of four well proportioned bedrooms on the first floor which are accompanied by the family bathroom. The ground floor offers a generous sitting/dining room, kitchen with adjoining utility room and cloakroom. This property provides an excellent opportunity for the new owners to put their own mark on a fantastic family home.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard. Personnel door to garage.

#### Cloakroom:

7'5" x 2'7" (2.26m x 0.79m) WC with wash hand basin, vinyl flooring and tiled splashback.

#### Sitting/Dining Room:

21'1" x 11'7" (6.43m x 3.53m) Dual aspect room with windows to both front and rear elevation, built-in feature fireplace.

#### Kitchen:

14'9" x 9'10" (4.50m x 3.00m) Fitted with a range of modern matching base and eyelevel units, gas cooker point., space for breakfast table and chairs.

#### Utility Room:

8'9" x 4'4" (2.67m x 1.32m) Door to rear garden, wall mounted gas central heating boiler, stainless steel sink set in work surface with selection of base and eyelevel units.

### FIRST FLOOR

#### Landing:

Access to loft space and full height storage cupboard.

#### Bedroom 1:

17'6" x 11'9" (5.33m x 3.58m) Dual aspect room with windows to side and front elevation, built-in wardrobe.

#### Bedroom 2:

11'8" x 9'4" (3.56m x 2.84m) Built-in double wardrobe.

#### Bedroom 3:

9'1" x 8'5" (2.77m x 2.57m) Built-in double wardrobe.

#### Bedroom 4:

9'2" x 7'2" (2.79m x 2.18m) Built-in wardrobe.

#### Bathroom:

8'9" x 5'8" (2.67m x 1.73m) Coloured three-piece bathroom suite comprising WC, wash hand basin and panel enclosed bath with shower over.

### OUTSIDE

#### Front:

Driveway, providing off-road parking for two vehicles side-by-side, area to lawn and access to front door.

#### Rear Garden:

Approximate measurements of 36' x 42' with an area laid with crazy paved slabs which provides ideal external dining area, further area laid to lawn and mature flower and shrubs. The garden is fully enclosed with timber fencing and gated side pedestrian access.

#### Garage:

16'5" x 8'10" (5.00m x 2.69m) Up and over door, window to side elevation providing natural light and personnel door leading to hallway.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1983

#### Approximate Area:

127.6sqm/1375sqft (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Shakespeare Infant/Junior School

#### Secondary School:

Crestwood Community School

#### Council Tax:

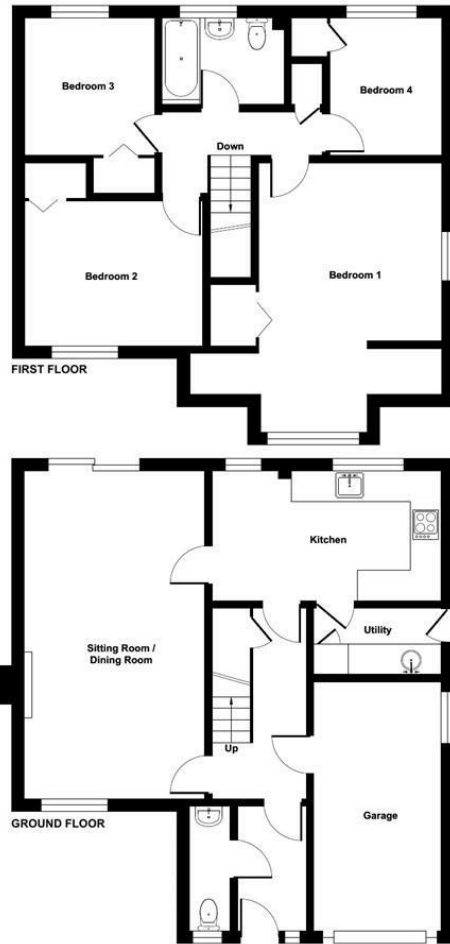
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#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 582 sq ft / 54 sq m  
 First Floor = 657 sq ft / 61 sq m  
 Garage = 136 sq ft / 12.6sq m  
 Total = 1375 sq ft / 127.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1099903

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