



sparks ellison

10 Kenilworth Drive, Boyatt Wood, SO50 4PT

£475,000

Constructed in the late 1970s, this extended and much improved detached family home with attractive gardens has been occupied by the current owners since the early 1980s. The first floor accommodation briefly comprises four well proportioned bedrooms, family bathroom, along with an en-suite to the master bedroom. The ground floor has a generous, living/dining space, further separate family room, fitted kitchen with separate utility room and ground floor cloakroom.

ACCOMMODATION

Ground Floor

Front Door:

Coat storage and stairs to first floor.

Living/Dining Room:

Living area measures approximately 15'8" x 10'8" (4.78m x 3.25m) and provides open plan access to the dining area which measures approximately 8'11" x 7'8" (2.72m x 2.34m) and enjoys a pleasant outlook toward the garden.

Family Room:

16'4" x 9'4" (4.98m x 2.84m) Dual aspect with windows to both front and rear elevation.

Kitchen:

10'7" x 8'11" (3.23m x 2.72m) Kitchen has been comprehensively re-fitted with a range of cream gloss fronted cupboards and drawers and contrasting work surfaces. One and a half bowl sink with single drainer and mixer tap over. Built in electric fan assisted double oven, induction hob, and extractor hood. Built in dishwasher. Integrated fridge, water softener.

Utility Room:

8'2" x 7'1" (2.49m x 2.16m) Space, plumbing and provision for washing machine and tumble dryer. Further range of storage cupboards with matching work surfaces, tiled flooring, door to garage.

Cloakroom:

4'6" x 2'6" (1.37m x 0.76m) Window providing natural light and ventilation, WC and wash hand basin.

First Floor

Landing:

Access to loft space with pull down ladder and light connected.

Bedroom 1:

14'8" x 8'8" (4.47m x 2.64m) Wardrobe.

En-Suite Shower Room:

8'8" x 5'4" (2.64m x 1.63m) Fitted with a three-piece white suite, comprising WC and matching wash hand basin with cupboards both under and over, tiled splash backs. Enclosed shower cubicle with rainfall shower head and separate hose attachment. Vanity mirror and vinyl floor covering. Heated towel radiator.

Bedroom 2:

11'11" x 9'7" (3.63m x 2.92m) Built-in wardrobes.

Bedroom 3:

10'6" x 9'8" (3.20m x 2.95m) Built-in wardrobes.

Bedroom 4:

10'3" x 6'6" (3.12m x 1.98m)

Family Bathroom:

7'6" x 5'4" (2.29m x 1.63m) White three-piece suite comprising panel enclosed bath with shower and curtain rail over, wash hand basin and WC. Tiling to principal areas, vinyl floor covering and extractor fan.

OUTSIDE

Front:

Occupying an enviable position with generous frontage which is mainly laid to lawn with a selection of mature shrubs and trees. Driveway providing off-road parking and leading to garage.

Rear Garden:

The rear garden measures approximately 36' x 42'. Patio providing idyllic external dining area with the rear garden being mainly laid to lawn along with decorative flowerbeds and a selection of ornamental fruit bushes and apple tree. Two garden sheds and space/hardstanding for greenhouse. Outside courtesy light and tap.

Garage:

17'5" x 8'3" (5.31m x 2.51m) (approximate internal measurements), Remote controlled electric roller door, light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1977

Approximate Area:

134.6sqm/1450sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

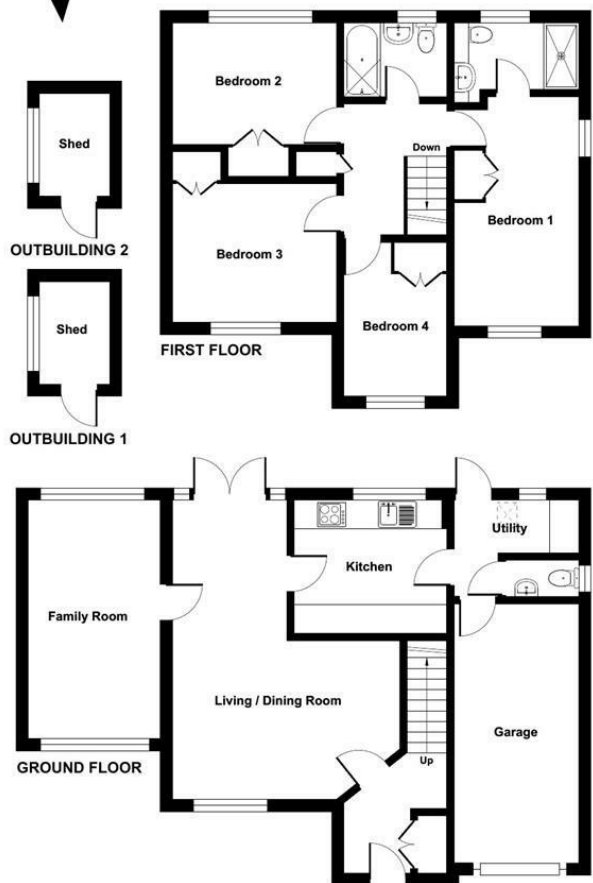
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

Ground Floor = 633 sq ft / 58.8 sq m
 First Floor = 601 sq ft / 55.8 sq m
 Garage = 150 sq ft / 13.9 sq m
 Outbuildings = 66 sq ft / 6.1 sq m
 Total = 1450 sq ft / 134.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1106657

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