

# 230 Twyford Road, Eastleigh, SO50 4LF

Backing onto the Itchen Navigation with stunning views and occupying a plot of approximately 0.28 of an acre is this impressive detached property providing extensive ground floor space and flexibility in how the accommodation is set up to suit a new owners requirements. The property affords a host of wonderful attributes to include a 22'8" sitting room, three further rooms to the ground floor, kitchen/breakfast room, cloakroom and utility room. On the first floor the main bedroom benefits from an en-suite with further double bedroom and bathroom. Adjoining the house is a double garage with two electric roller doors. The property also affords potential to extend and modernise to create a lovely family home.

## ACCOMMODATION

#### **Ground Floor**

#### **Entrance Vestibule:**

#### Cloakroom:

Wash basin, wc.

## Study/Bedroom:

11'9" x 9'3" (3.58m x 2.82m) Hatch to loft.

### Reception Hall:

12'8" x 6'5" (3.86m x 1.96m) Stairs to first floor with cupboard under.

# Sitting Room:

22'8" x 14'3" x 11'6" (6.91m x 4.34m x 3.51m)) Patio doors to rear garden, fireplace with inset coal effect gas fire, triple aspect windows.

# Dining Room/Bedroom:

11'10" x 9'4" (3.61m x 2.84m)

## Bedroom/Snug:

9'3" x 9'1" (2.82m x 2.77m) Double doors to rear garden.

## Kitchen/Breakfast Room:

15'5" x 13' (4.70m x 3.96m) Range of units, integrated oven and hob with extractor over, integrated dishwasher and fridge, space for table and chairs, tiled floor, door to rear garden.

# **Utility Room:**

5'7" x 5' (1.70m x 1.52m) Sink unit, space and plumbing for appliances, tiled floor.

## First Floor

# Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

Fitted wardrobes, dual aspect windows, access to dressing room with hanging rail and shelving, eaves storage access.

#### En-Suite

Suite comprising shower in cubicle, wash basin, wc, tiled floor.

#### Redroom 2

Dual aspect windows, built in wardrobe, eaves storage access.

#### Bathroom:

Suite comprising bath with shower unit over, wash basin, wc, tiled floor.

#### **OUTSIDE**

The total plot extends to approximately 0.28 of an acre and represents a particularly attractive feature of the property.

#### Front:

To the front of the property is a driveway affording off street parking with adjacent lawned area and side access to rear and side gardens.

# Rear Garden:

The rear garden is approximately 155' in length and leads down to the Itchen Navigation providing outstanding views over the river and neighbouring countryside. Adjoining the house is a paved patio leading onto a lawned area with pathways and steps down to the river and mature planting. Behind the garage is a further area of garden with fruit trees, garden shed and greenhouse.

# Double Garage:

Two electric roller doors, light and power

#### OTHER INFORMATION

## Tenure:

Freehold

#### Approximate Age:

Mid 1980's

# Approximate Area:

2014sqft/187.1sqm (Including garage and limited use areas)

# **Sellers Position:**

No forward chain

#### Heating:

Gas central heating

# Windows:

UPVC double glazing

# Infant/Junior School:

Shakespeare Infant/Junior School

### Secondary School:

Crestwood Community School

#### **Local Council:**

Eastleigh Borough Council - 02380 688000

# **Council Tax:**

Band F



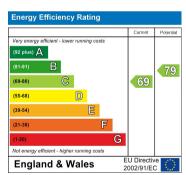












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