



sparks ellison

230 Twyford Road, Eastleigh, SO50 4LF

£650,000

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.

Bedroom 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

Ground Floor = 1070 sq ft / 99.4 sq m
 First Floor = 457 sq ft / 42.4 sq m
 Garage = 354 sq ft / 32.8 sq m
 Limited Use Area(s) = 133 sq ft / 12.3 sq m
 Total = 2014 sq ft / 187.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

RICS Certified Property Measurer
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