



sparks ellison

7 Totnes Close, Boyatt Wood, SO50 4QW

£399,950

An immaculate three bedroom extended detached family home with versatile living accommodation positioned in a cul-de-sac location within the popular location of Boyatt Wood. This home has been decorated to a wonderful contemporary standard giving buyers the opportunity to move straight in. The property comprises a modern L-shaped kitchen/dining area with separate utility and ground floor cloakroom as well as a large, separate 17ft sitting room. The first floor enjoys three well proportioned bedrooms and re-fitted shower room. Undoubtedly one of the strongest features of this home is the generous corner plot with a very sizable driveway providing off road parking for a number of vehicles and a single garage adjoins the property.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, storage cupboard.

Sitting Room:
17' x 14'5" (5.18m x 4.39m) Feature fireplace with gas fire inset.

L-Shaped Kitchen/Dining Area:
19'11" x 8'1" (6.07m x 2.46m) Fitted with a range of modern units with contrasting work surfaces, space for cooker with extractor hood over, plumbing for dishwasher, space for fridge freezer, breakfast bar. Dining Area: 14'5" x 8'1".

Utility Room:
7'5" x 7'4" narrowing to 4'7" (2.26m x 2.24m narrowing to 1.40m) Personnel door to garage, further work tops, space for tumble dryer and additional appliances.

Cloakroom:
3'7" x 2'7" (1.09m x 0.79m) Wash hand basin, w.c., storage cupboard.

FIRST FLOOR

Landing:
Full height window, hatch to loft space, built in airing cupboard housing boiler and electric towel rail.

Bedroom 1:
11'4" x 8'5" (3.45m x 2.57m) Built in wardrobe.

Bedroom 2:
11'1" x 9'1" (3.38m x 2.77m)

Bedroom 3:
7'5" x 6'7" (2.26m x 2.01m)

Shower Room:
6'6" x 5'1" (1.98m x 1.55m) Modern white suite comprising w.c., enclosed corner shower cubicle, wash hand basin, wall mounted towel rail, fully tiled walls and floor.

OUTSIDE

Front:
The front of the property provides a generous driveway and off road parking for a number of vehicles. Pathway to front door, area laid to lawn, mature tree and hedge borders.

Rear Garden:
Fully enclosed with approximate measurements of 34' x 36'. Laid to lawn with patio area ideal for external dining, mature borders, shed, gated side pedestrian access, outside tap.

Summer House:
7'8" x 7'7" (2.34m x 2.31m)

Garage:
17'8" x 8'3" (5.38m x 2.51m) Electric roller door, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1976

Approximate Area:
113.3sqm/1221sqft (Including garage)

Sellers Position:
Found property to purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded

Infant/Junior School:
Shakespeare Infant/Junior School

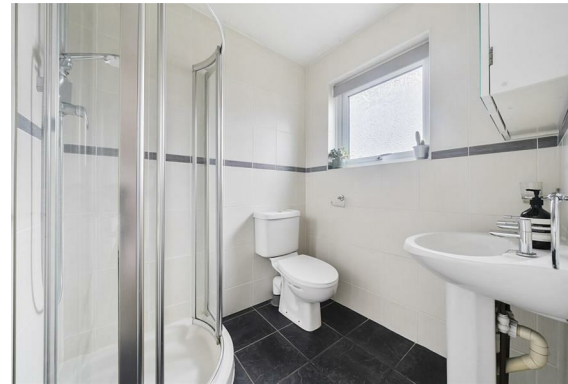
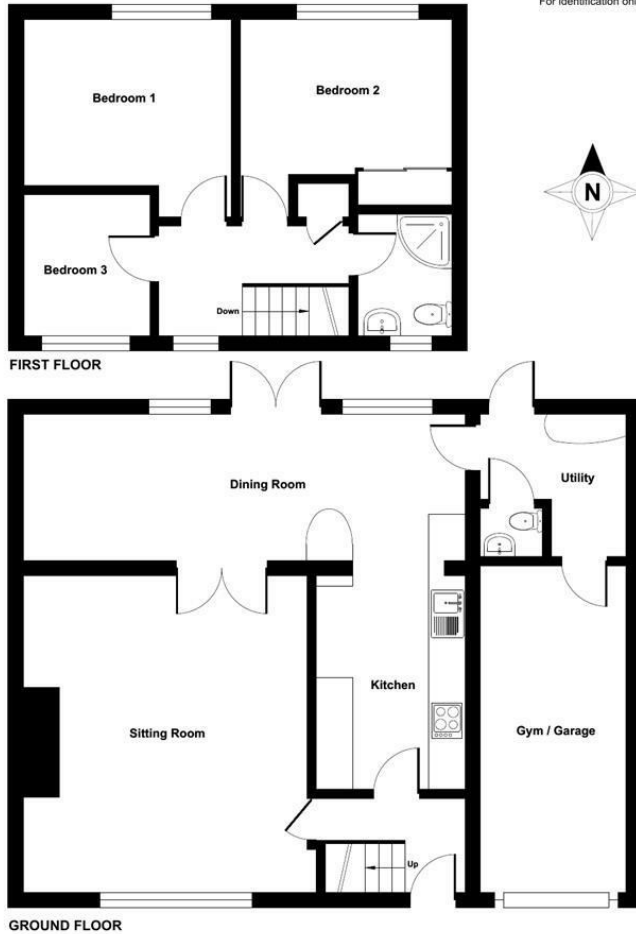
Secondary School:
Crestwood Community School

Council Tax:
Band D

Local Council:
Eastleigh Borough Council - 02380 688000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

Ground Floor = 685 sq ft / 63.6 sq m
 First Floor = 397 sq ft / 36.8 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1221 sq ft / 113.3 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			84
(69-80) C		67	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1239826

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