



sparks ellison

42 Sovereign Way, Eastleigh, SO50 4SA

£550,000

A four bedroom detached family home situated in a popular cul de sac location and offered for sale with no forward chain. The property provides well proportioned bedrooms and a family bathroom on the first floor. On the ground floor there is a shower room, sitting room, dining room and kitchen / breakfast room. Externally there has been a replacement resin driveway that leads to the double garage whilst to the rear is a 56' x 32' southerly facing garden,

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor built in coats cupboard.

Shower Room:

8'8" x 5'10" (2.64m x 1.78m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC, tiled walls, tiled floor.

Sitting Room:

16'7" x 13'6" (5.05m x 4.11m) Fireplace surround and hearth with insect log effect fire.

Dining Room:

11'8" x 9' (3.56m x 2.74m)

Kitchen/Breakfast Room:

14'1" max x 14' max (4.29m max x 4.27m max) Built in oven and microwave, built-in gas hob, fitted extractor hood, space for fridge freezer, plumbing for washing machine, integrated dishwasher, boiler in cupboard, space for table and chairs, tiled floor, under stairs storage covered.

FIRST FLOOR

Landing:

Access to loft space, built-in airing cupboard housing hot water tank.

Bedroom 1:

13' max x 12'3" (3.96m max x 3.73m) Two built-in double wardrobes .

Bedroom 2:

11'5" x 9'9" (3.48m x 2.97m) Built in wardrobe (no door).

Bedroom 3:

11'11" max x 8'11" (3.63m max x 2.72m)

Bedroom 4:

9'1" x 8'11" (2.77m x 2.72m)

Bathroom:

6'9" x 5'9" (2.06m x 1.75m) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, pathway to front door, side access to rear garden, mature bushes. Resin driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 56' x 32' with a pleasant southerly aspect and comprises paved patio area, area laid to lawn, planted beds, outside tap. To the right hand side of the property is an area laid to shingle providing storage space whilst to the left-hand side of the property is a further patio area.

Garage:

16'4" x 15'6" (4.98m x 4.72m) With up and over door, power and light, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1260sqft/117sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Council Tax:

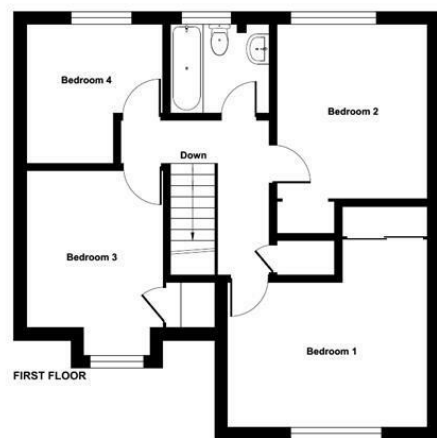
Band E

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 649 sq ft / 60.2 sq m
First Floor = 611 sq ft / 56.7 sq m
Total = 1260 sq ft / 117 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		83
(69-80) C	70	
(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

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