



sparks ellison



# 30 Windsor Gate, Eastleigh, SO50 4PU

£385,000

A delightful 3 bedroom detached family home presented in excellent condition throughout affording a number of wonderful attributes to include an open plan re-fitted kitchen, dining room to the rear leading onto the garden. In addition to this on the ground floor is the sitting room and utility/ cloakroom. On the first floor are three bedrooms and family bathroom. There is also the benefit of a garage to the side and at the end of the garden a useful timber cabin ideal for home working. Windsor Gate is situated just off Bosville within the highly sought after Boyatt Wood area and is within convenient distance of local shops and schooling. The town centre of Eastleigh is a short distance away and easy access can also be gained to the M3 and M27 motorway junctions.

## ACCOMMODATION

### Ground Floor

**Porch:**  
5'11" x 5'1" (1.80m x 1.55m)

**Sitting Room:**  
14'9" x 14'1" (4.50m x 4.30m) Stairs to first floor, Oak floor.

**Sitting/Dining Room:**  
14'9" x 10'11" (4.50m x 3.33m) Re-fitted range of grey gloss units with wooden worktops, electric oven and gas hob with extractor hood over, integrated dishwasher and fridge, space for table and chairs, double doors to rear garden.

**Lobby:**  
Tiled floor, doors to garden and garage.

**Cloakroom/Utility Room:**  
Wash basin, WC, space and plumbing for washing machine, tiled floor, boiler.

### First Floor

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
12' x 8'7" (3.67m x 2.61m) Built in wardrobe.

**Bedroom 2:**  
10'8" x 8'1" (3.25m x 2.47m) Built in wardrobe.

**Bedroom 3:**  
7'3" x 6' (2.22m x 1.82m) Built in wardrobe.

**Bathroom:**  
Suite comprising P shaped bath with mixer tap and separate shower unit over, wash basin, WC, tiled walls.

## OUTSIDE

**Front:**  
To the front of the property is the driveway affording off street parking.

**Rear Garden:**  
Approximately 43' x 27' Adjoining the house is a patio leading onto a lawned area surrounded by well stocked borders and enclosed by walling and fencing.

**Cabin:**  
9' x 5'7" Timber construction with bi-fold doors to the front, light and power, separate shed to the side.

**Garage:**  
Light and power, roof storage space.

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1970's

**Approximate Area:**  
1052sqft/97.6sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

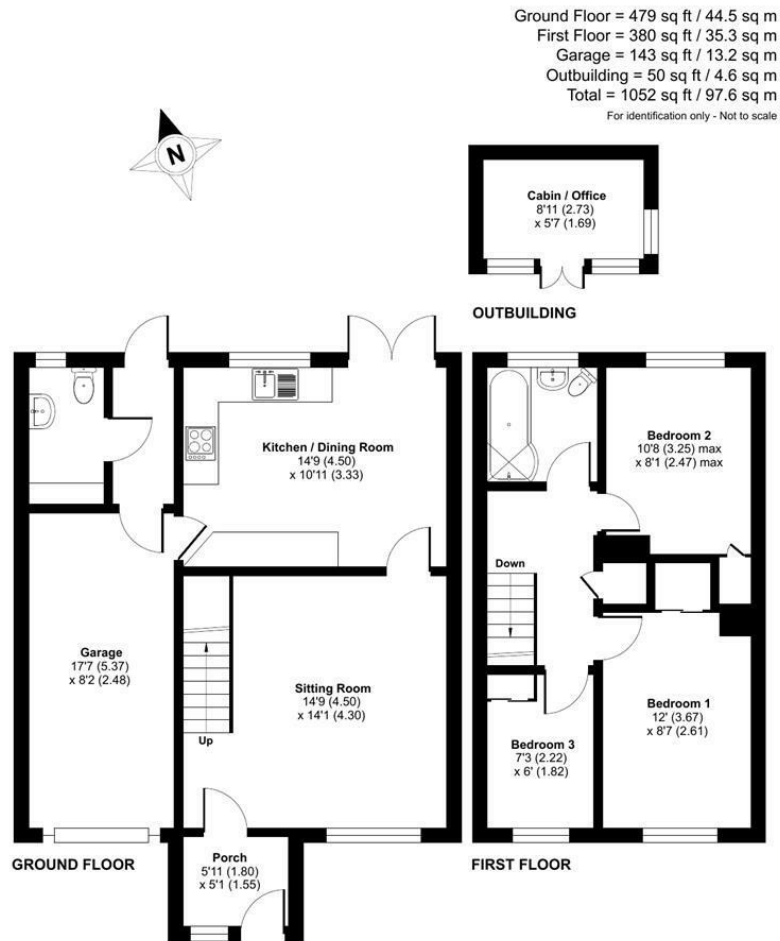
**Infant/Junior School:**  
Crestwood Infant/Junior School

**Secondary School:**  
Crestwood Community School

**Local Council:**  
Eastleigh Borough Council - 02380 699000

**Council Tax:**  
Band D

**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 £60 including vat for these checks regardless of the number of buyers involved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



