



sparks ellison

11 Ashton Gardens, Eastleigh, SO50 4DF

£450,000

Built in 2016, this delightful four-bedroom detached house presents an excellent opportunity for families and individuals alike. The property boasts a prime location, conveniently situated near a variety of shops and amenities in the town centre of Eastleigh, ensuring that all your daily needs are just a stone's throw away. The ground floor benefits a spacious kitchen as well as a large sitting/dining room which opens onto the rear garden. The first floor features four well proportioned bedrooms with the master benefitting from an en-suite. Outside, you'll find a sizable garage and parking space directly in front and the rear garden includes a brilliant outbuilding presenting a great space to entertain with an option for added storage or a gym space.

ACCOMADATION

GROUND FLOOR

Hallway:
stairs to first floor and under stair cupboard

Sitting/Dining room:
17'6" x 13'7" (5.34m x 4.15m) Large storage cupboard and French doors onto rear garden.

Kitchen/Breakfast room:
12'8" x 10'8" (3.87m x 3.24m) Range of units including electric oven, gas hob with extractor hood over, sink and space for washing machine, dishwasher and fridge/freezer.

Cloakroom:
White suite comprising wash basin and WC.

FIRST FLOOR

Bedroom 1
12'5" x 10'6" (3.78m x 3.19m)

En-suite
White suite comprising shower cubicle with folding door, WC and wash basin.

Bedroom 2
10'11" x 10'7" (3.34m x 3.22m)

Bedroom 3
7'9" x 6'9" (2.36m x 2.06m)

Bedroom 4
7'5" x 6'9" (2.25m x 2.06m)

Bathroom:
Suite comprising bath with shower over, wash basin, WC.

Garage
19'11" x 10' (6.07m x 3.06m)

Rear Garden
Patio area with area of artificial grass.

Outbuilding
Electricity and space for gym or utility area.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2016

Approximate Area:
1280sqft/118.7sqm (Including garage)

Sellers Position:
Found property to purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Boarded

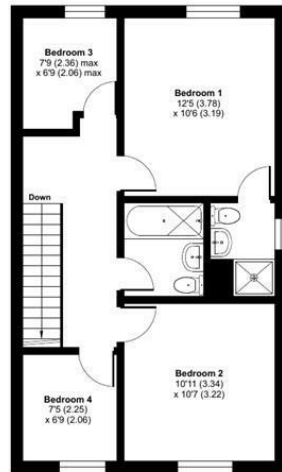
Infant/Junior School:
Shakespeare Infant/Junior School

Secondary School:
Crestwood Community School

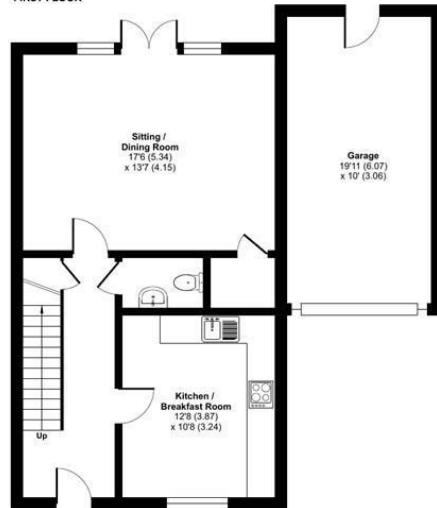
Council Tax:
Band D

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



FIRST FLOOR



GROUND FLOOR

Ground Floor = 540 sq ft / 50.1 sq m
 First Floor = 540 sq ft / 50.1 sq m
 Garage = 200 sq ft / 18.5 sq m
 Total = 1280 sq ft / 118.7 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		
(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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



