



sparks ellison

9 Claremont Close, Boyatt Wood, SO50 4RF

£325,000

Located in Claremont Close, this beautiful three-bedroom semi-detached house offers well-balanced accommodation and a practical layout.. The kitchen/dining room spans the rear of the property, providing a bright and functional space for everyday use and entertaining, with the large sitting room to the front and a spacious entrance hall leading to the first floor. The accommodation upstairs includes 3 bedrooms and a stunning, modern family bathroom. Externally, there is a driveway leading to a garage, providing off-road parking and useful storage. The semi-detached position offers a good level of privacy while remaining within a well-established residential area. Well-presented and conveniently located, this property will appeal to a wide range of buyers seeking a well-proportioned home in Boyatt Wood.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Storage cupboard.

Sitting Room:

14'6" x 13'2" (4.43m x 4.01m) Understair cupboard.

Kitchen/Dining room:

17'9" x 8'11" (5.42m x 2.71m) range of cream units including integrated electric oven and gas hob with extractor hood over and space for washing machine, dishwasher, fridge freezer. Solid oak worktops and breakfast bar.

FIRST FLOOR

Landing:

Airing cupboard and access to loft space.

Bedroom 1:

11'7" x 11'0" (3.52m x 3.35m) Built-in wardrobe.

Bedroom 2:

11'1" x 8'11" (3.37m x 2.72m) Built in wardrobe.

Bedroom 3:

7'0" x 6'9" (2.13m x 2.05m) Built-in cupboard.

Bathroom:

Modern suite including WC, wash basin with cupboard under, bath with shower over and glass screen, towel radiator. Ceramic tiles and electric underfloor heating.

OUTSIDE

Front:

Driveway parking and lawn area

Rear Garden:

Decking area, lawn area and pond with hedging and shrubs bordering the garden.

Garage:

16'12" x 7'11" (4.94m x 2.41m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

86.9sqm/938sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating/Underfloor heating in bathroom

Windows:

UPVC double glazed windows

Infant/Junior School:

Nightingale Primary School

Secondary School:

Crestwood Community School

Council Tax:

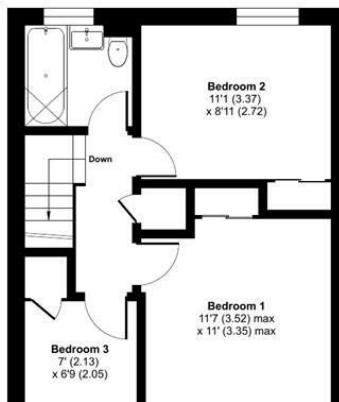
Band C

Local Council:

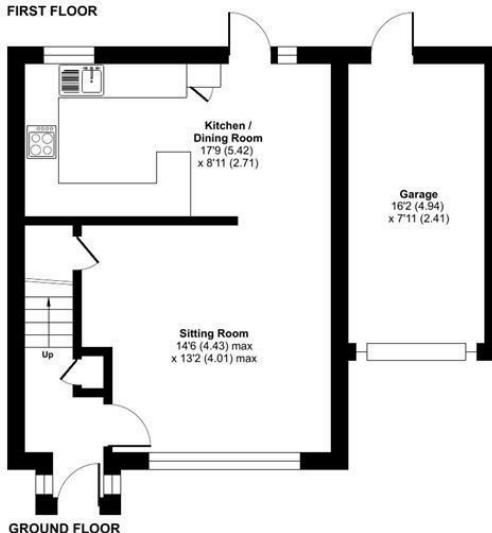
Eastleigh Borough Council - 02380 688000

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.



Ground Floor = 409 sq ft / 37.9 sq m
 First Floor = 401 sq ft / 37.2 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 938 sq ft / 86.9 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1408632

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