



sparkes ellison

10 Silentwood Road, Eastleigh, SO50 9SU

£535,000

Nestled in the tranquil setting of Silentwood Road, within the desirable North Stoneham Park in Eastleigh, this stunning four-bedroom detached house is a remarkable new build, completed in 2024. This property offers a perfect blend of modern living and comfort, making it an ideal family home. As you enter, you are greeted by a large entrance hall before the impressive open-plan kitchen, dining, and family room across the rear of the home that creates a warm and inviting atmosphere, perfect for entertaining. There is also a utility space within the kitchen and the separate sitting room provides a separate retreat, lastly downstairs there is the bonus of a cloakroom. The master bedroom is a true highlight, featuring an ensuite while the additional three bedrooms are generously sized, providing ample space for family members or guests and sharing the family bathroom. Set within a great development, this property benefits from a community feel while still being close to local amenities and transport links. The surrounding area is perfect for families, with parks and recreational spaces nearby.

ACCOMMODATION

Ground Floor

Entrance Hall:
Tiled floor, storage cupboard and stairs to first floor.

Cloakroom:
White suite comprising WC and wash basin.

Sitting Room:
14'8" x 13'5" (4.48m x 4.08m) Dual aspect and bay window.

Kitchen/Dining/Family Room:
21'4" x 16'4" (6.51m x 4.97m) Range of units including an integrated fridge/freezer, double oven, gas cooker with extractor hood over and dishwasher. Large island with integrated sockets and Karndean flooring. Double doors onto rear garden.

Utility Area:
4'9" x 3'1" (1.46m x 0.95m) Space for washing machine and tumble dryer.

First Floor

Landing:
Storage cupboard, accommodating boiler and access to loft space.

Bedroom 1:
12'5" x 11'10" (3.79m x 3.60m)

En-Suite:
White suite comprising WC, wash basin, shower cubicle with sliding glass door.

Bedroom 2:
11'11" x 8'7" (6.51m x 4.97m)

Bedroom 3:
11'9" x 8'7" (3.59m x 2.62m)

Bedroom 4:
9'3" x 7'11" (2.82m x 2.42m)

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

OUTSIDE

Front:
Driveway leading to garage and path to the front door, bordered by shrubs and metal black fence.

Rear Garden:
Patio area with path to side access, lawned area and bordered by fencing and brick wall.

Garage:
19'7" x 9'11" (5.996m x 3.02m)

OTHER INFORMATION

Tenure:
Freehold

Maintenance Agreement:
£200 per annum for the maintenance of the green areas.

Approximate Age:
2024

Approximate Area:
134.1 sq m / 1444 sq ft (including Garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Stoneham Park Academy

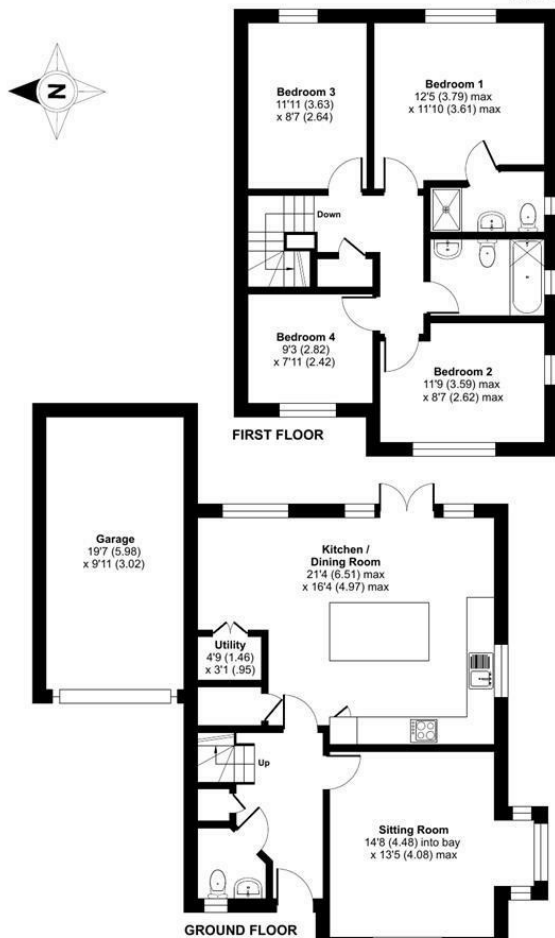
Secondary School:
Crestwood Community School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

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 = 632 sq ft / 58.7 sq m
 First Floor = 618 sq ft / 57.4 sq m
 Garage = 194 sq ft / 18 sq m
 Total = 1444 sq ft / 134.1 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	88	89
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 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.



