



sparks ellison

# 4 Woodpecker Way, Eastleigh, SO50 9LF

£350,000

Situated in the popular location of Woodpecker Way, Eastleigh, this well presented three bedroom semi detached home offers spacious and well balanced accommodation, ideal for families and first time buyers alike. The ground floor comprises a welcoming entrance hall, a comfortable sitting room, a separate dining room, a well appointed kitchen along with the refitted cloakroom, creating a practical and versatile living space. Upstairs, the property offers three well proportioned bedrooms, all served by a modern family bathroom. Externally, the generous private rear garden, provides an excellent space for outdoor entertaining, family use, or simply relaxing. Located within a short distance to local amenities such as Fleming Park and easy access can be gained to the M27 & M3 motorways.

## ACCOMMODATION

### Ground Floor

#### Entrance hall:

Understair cupboard

#### Living room:

13'7" x 13'2" (4.13m x 4.01m) French doors opening onto a raised decking area.

Fireplace.

#### Dining room:

10'10" x 10'10" (3.33m x 3.33m)

#### Kitchen:

13'3" x 9'9" (4.03m x 2.96m) Range of units including built-in microwave, gas hob, oven with extractor over, integrated dishwasher, integrated fridge, space for fridge/freezer and washing machine.

#### Cloakroom:

Modern suite comprising WC and wash basin.

### First floor

#### Bedroom 1:

13'3" x 11'10" (4.04m x 3.61m) Built-in cupboard.

#### Bedroom 2:

13'3" x 10'10" (4.03m x 3.30m) Built-in overhead cupboard and access to loft space.

#### Bedroom 3:

11'0" x 7'5" (3.35m x 2.27m)

#### Bathroom:

Modern suite comprising bath with shower over, wash basin with cupboard under and WC, inset shelf.

## OUTSIDE

### Front:

Large lawned area, path to front door, flower beds and brick wall bordering the front garden.

### Rear:

Path leading to rear gate, lawn areas either side of the pathway and storage in the shed. Raised decking area and north/easterley facing.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950

### Approximate Area:

1159 sq ft / 107.6 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with connected light

### Infant/Junior School:

Nightingale Primary School

### Secondary School:

Crestwood Community School

### Local Council:

Eastleigh Borough Council - 02380 688000

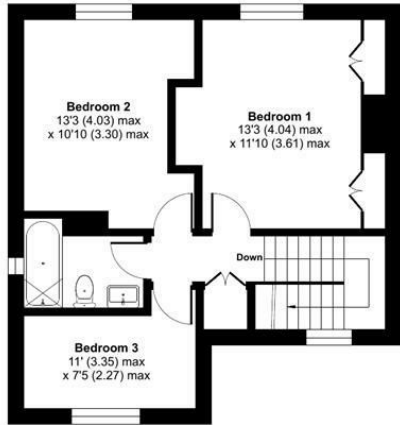
### Council Tax:

Band C

### 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 = 503 sq ft / 46.7 sq m  
 First Floor = 503 sq ft / 46.7 sq m  
 Outbuildings = 153 sq ft / 14.2 sq m  
 Total = 1159 sq ft / 107.6 sq m  
 For identification only - Not to scale



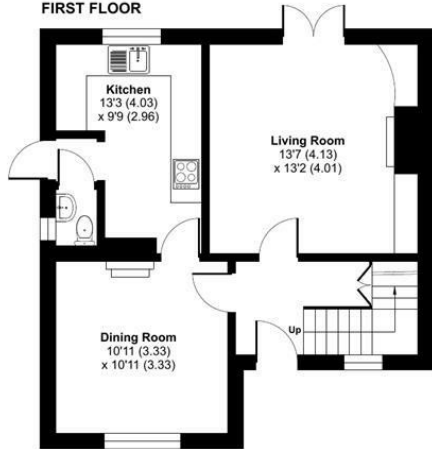
FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		69	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for Sparks Ellison. REF: 1433786

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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.



