



sparkes ellison

12 Dakota Way, Eastleigh, SO50 5TY

£450,000

Located in the sought after area of Dakota Way, Eastleigh, this well presented four bedroom detached home offers modern and practical living, ideal for families. The ground floor comprises a spacious sitting room and a well appointed kitchen/dining room as well as a utility area to the rear, providing an excellent space for both everyday living and entertaining. Downstairs also has the benefit of entering into a large entrance hall which leads to the cloakroom. Upstairs, there are four well-proportioned bedrooms and two bathrooms. With the master bedroom benefitting from an en-suite. Externally, the property benefits from a private west-facing rear garden, ideal for enjoying afternoon and evening sun. The location is particularly convenient, being close to Lakeside Country Park and within easy reach of Southampton Airport Parkway, supporting straightforward rail connections towards London.

ACCOMMODATION

Ground Floor

Hallway:

Stairs to first floor and cupboard under.

Cloakroom:

Wash basin, WC.

Sitting room:

21'5" x 10'3" (6.54m x 3.12m) French doors onto rear garden.

Kitchen/Dining room:

21'6" x 9'7" (6.55m x 2.93m) A range of fitted units with integrated fridge freezer, dishwasher, oven with hob & extractor over, boiler. Space for dining table

Utility:

6'4" x 5'7" (1.92m x 1.70m) Door to rear, cupboards, space and plumbing for washing machine.

First floor

Landing:

Airing cupboard.

Bedroom 1:

10'6" x 10'2" (3.21m x 3.10m) Built-in wardrobes

En-suite:

Suite comprising WC, wash basin and shower cubicle.

Bedroom 2:

13'3" x 9'3" (4.05m x 2.82m)

Bedroom 3:

10'6" x 9'4" (3.20m x 2.84m) Large built-in wardrobe over stairs.

Bedroom 4:

11'7" x 7'3" (3.52m x 2.22m)

Bathroom:

Modern suite comprising WC, wash basin, bath.

OUTSIDE

Front:

Brick pavers and space for parking.

Rear:

Smartly landscaped with large patio area and lawned area. Path leading to garage door and side access.

Garage:

20'7" x 10'0" (6.28m x 3.05m) Parking space in front.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2010

Approximate Area:

1373 sq ft / 127.4 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light & ladder.

Infant/Junior School:

Cherbourg Primary School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

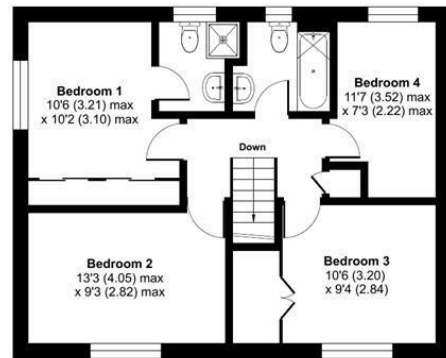
Council Tax:

Band C

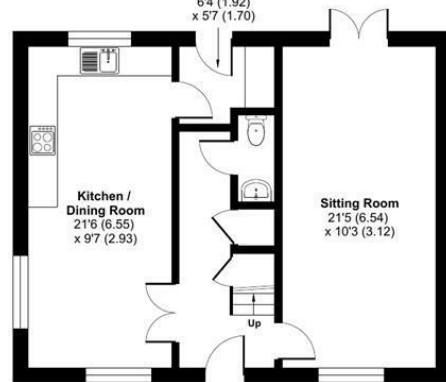
Agents Note:

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 = 584 sq ft / 54.2 sq m
 First Floor = 584 sq ft / 54.2 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1373 sq ft / 127.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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	

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.



