



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. It is also worth noting along with the refitted cloakroom and bathroom, the property has been rewired as well as replastered throughout.

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

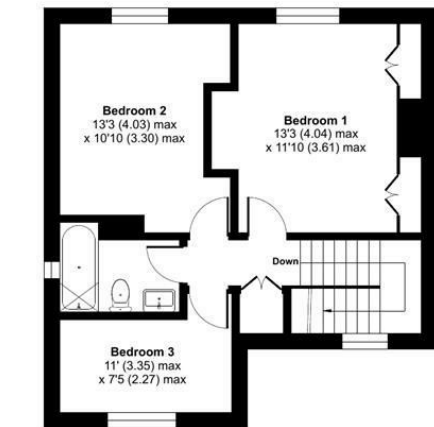
Secondary School:
Crestwood Community School

Local Council:
Eastleigh Borough Council - 02380 688000

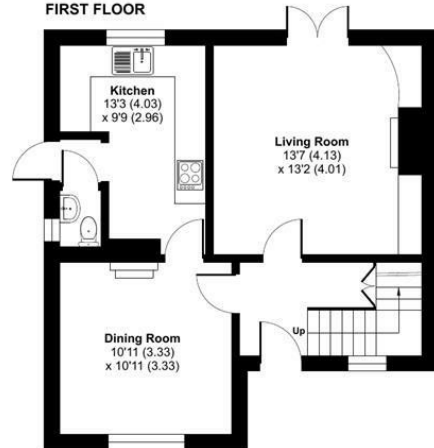
Council Tax:
Band C

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



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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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