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2 Totnes Close, Boyatt Wood, SO50 4QW £385,000

Nestled in the desirable Boyatt Wood area of Eastleigh, this well presented three bedroom detached home offers an excellent blend of space, practicality, and convenience. The property has been enhanced by a single storey extension, creating a spacious family room and a useful ground floor shower room. The accommodation is well arranged, with a comfortable and inviting feel throughout. Upstairs, there are three well proportioned bedrooms, all served by a family bathroom. A particular feature of the property is the generous south facing rear garden, offering a high degree of privacy and an ideal space for outdoor entertaining or family use. Further benefits include driveway parking and convenient access to the M3 and M27, making it well suited for commuters. Overall, this is a fantastic opportunity to acquire a well-balanced home in a popular and convenient location.

ACCOMMODATION

Ground Floor

Entrance hall:
Stairs to first floor.

Sitting/dining room:
23'1" x 13'8" (7.03m x 4.16m) Understair cupboard.

Kitchen:
9'9" x 7'10" (2.96m x 2.40m) Range of units comprising integrated electric oven, gas hob with extractor over.

Family room:
18'2" x 7'9" (5.53m x 2.35m) French doors onto rear garden.

Shower room:
White suite comprising WC, wash basin and shower cubicle with glass screen.

First Floor

Landing:
Airing cupboard.

Bedroom 1:
11'4" x 10'2" (3.45m x 3.10m)

Bedroom 2:
11'3" x 10'10" (3.44m x 3.30m)

Bedroom 3:
8'4" x 6'10" (2.53m x 2.08m) Fitted unit.

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

OUTSIDE

Front:
Driveway parking and lawned area with access to storage space.

Rear garden:
Measuring 31ftx33ft and southerly facing with a lawn area, patio seating area and path to side access.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1088 sq ft / 100.9 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Shakespeare Infant School / Shakespeare Junior School

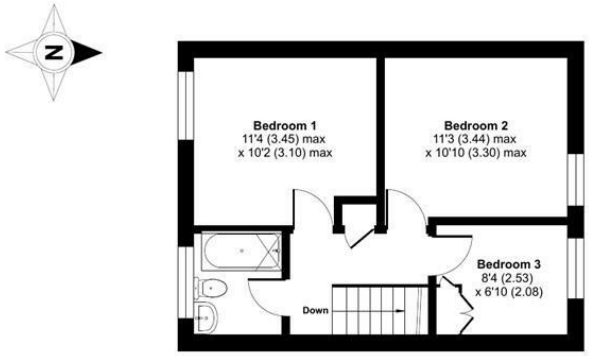
Secondary School:
Crestwood Community School

Local Council:
Eastleigh Borough Council - 02380 688000

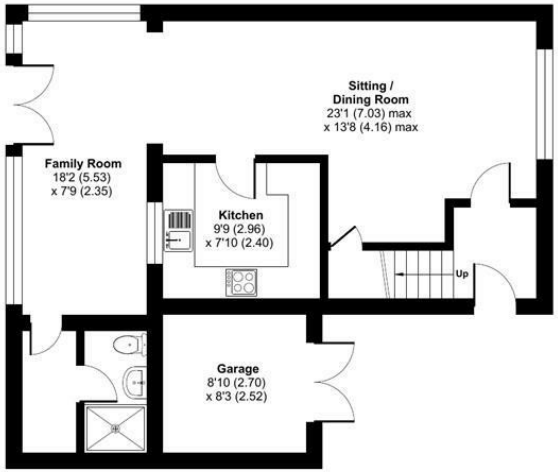
Council Tax:
Band D

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 = 617 sq ft / 57.3 sq m
First Floor = 395 sq ft / 36.6 sq m
Garage = 76 sq ft / 7 sq m
Total = 1088 sq ft / 100.9 sq m
For identification only - Not to scale

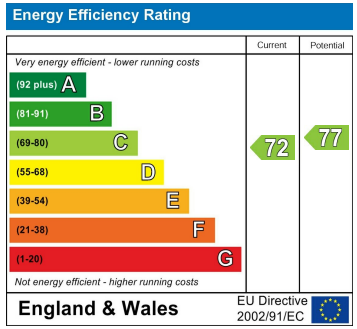


FIRST FLOOR



GROUND FLOOR

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: 1456090



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