



sparks 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

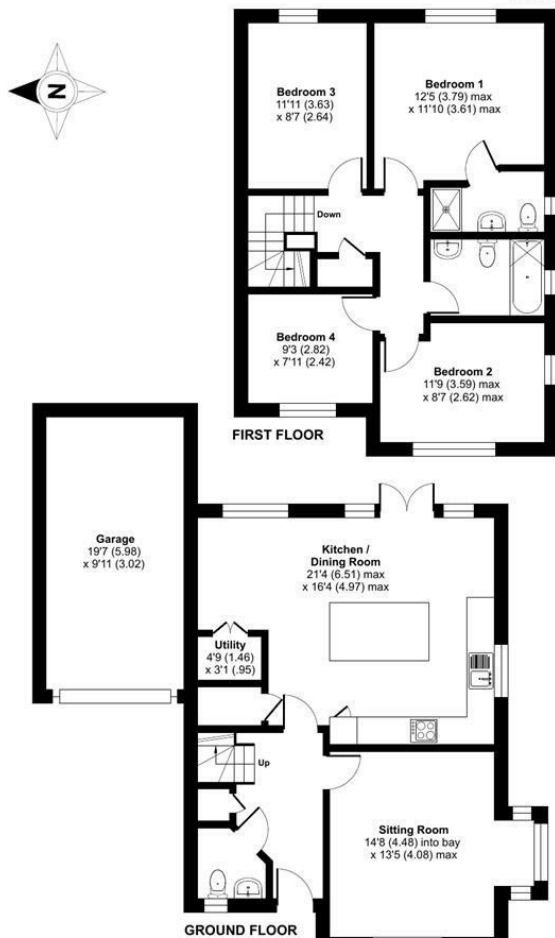
Secondary School:
Crestwood Community School

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	

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