



sparky ellison



11 Dragonfly Way, Eastleigh, SO50 4DD

£425,000

A well presented and well proportioned family home situated on a popular development constructed by the renowned Bargate Homes. The property enjoys a Kitchen with an array of built in appliances along with space for a family area for watching TV which could also be utilised as a breakfast area. The Sitting/Dining Room sits at the rear opening on to an attractive garden which offers a good degree of privacy. Upstairs there are generously proportioned bedrooms with the master benefitting from an en suite. Externally there is a driveway leading to a large single garage whilst to the rear is a garden providing excellent outdoor space. Dragonfly Way sits within catchment for Thornden School.

ACCOMMODATION:

GROUND FLOOR:

**Entrance Hall:**  
Stairs to first floor.

**Cloakroom:**  
5'7" x 3'1" (1.70m x 0.94m) Comprising wash hand basin, wc.

**Kitchen/Family Room:**  
16'6" x 8'10" (5.03m x 2.69m) Built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer, tiled floor, space for sofas.

**Sitting/Dining Room:**  
16'11" x 12'2" (5.16m x 3.71m)

FIRST FLOOR:

**Landing:**  
Built in airing cupboard housing boiler.

**Bedroom 1:**  
12'8" x 9'6" (3.86m x 2.90m) Fitted double wardrobe.

**En Suite:**  
9'5" x 3'10" (2.87m x 1.17m) Comprising shower cubicle, wash hand basin, wc.

**Bedroom 2:**  
12'10" x 9'7" (3.91m x 2.92m)

**Bedroom 3:**  
9'1" x 7' (2.77m x 2.13m)

**Bathroom:**  
7'1" x 6'7" (2.16m x 2.01m) Comprising bath, wash hand basin, wc.

OUTSIDE:

**Front:**  
Mature hedgerow, area laid to slate clippings, steps to front door, side access to rear garden, electric vehicle charging point.

**Rear Garden:**  
Measures approximately 33' x 30' and comprises paved patio area, area laid to lawn, steps to further area laid to lawn, outside tap.

**Garage:**  
20'4" x 10'2" (6.20m x 3.10m) With up and over door, power and light, access to loft space

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
2015

**Approximate Area:**  
1145sqft/106.1sqm (Including garage)

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC Double Glazed Windows

**Loft Space:**  
Light connected

**Management Fee:**  
Property Management Service agreement Yearly costs - £398

**Infant/Junior School:**  
Otterbourne C of E Primary School

**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Eastleigh Borough Council - 02380 688000

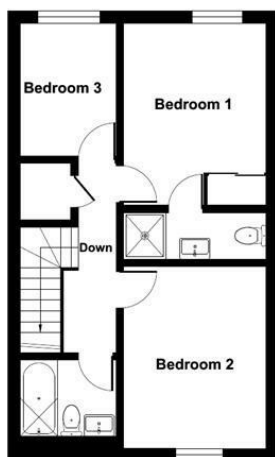
**Council Tax:**  
Band C

**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 = 466 sq ft / 43.2 sq m  
First Floor = 466 sq ft / 43.2 sq m  
Garage = 213 sq ft / 19.7 sq m  
Total = 1145 sq ft / 106.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1162196



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

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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.





