



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

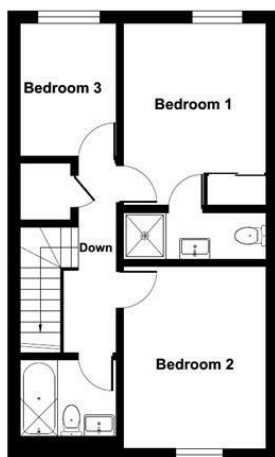
Council Tax:
Band C

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) A		
(81-91) B	87	88
(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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