



DAKOTA WAY

21 Dakota Way, Eastleigh, SO50 5TY

£360,000

This beautifully presented three-bedroom terraced house is located on Dakota Way in Eastleigh. Built in 2010, this modern home offers a perfect blend of contemporary living and comfort. The ground floor benefits from a spacious sitting room to the front and a kitchen/dining room at the rear, with French doors opening onto the rear garden. Downstairs also has the bonus of an entrance hall and cloakroom. The property boasts three spacious bedrooms on the first floor and a newly fitted bathroom, with the master benefitting from an en-suite which has also been refitted. Externally there is a landscaped east-facing garden which has access to the garage and allocated parking space. The current owners have maintained and added to this home, making it the perfect property for any buyer to move straight in to. The property is situated close to local amenities, schools, and parks, making it an excellent choice for families. Eastleigh offers easy access to Southampton Airport and Parkway and Eastleigh train stations, ensuring that you are well-connected to nearby cities such as Winchester and Southampton.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
White suite comprising wash basin and WC.

Sitting Room:
17'9" x 15' (5.41m x 4.57m)

Kitchen/Dining Room:
15' x 9' (4.57m x 2.74m) Range of cream units comprising integrated gas hob with electric oven and extractor hood over, integrated fridge freezer, dishwasher, washing machine and boiler in kitchen cupboard. Under stairs cupboard. French doors onto patio.

FIRST FLOOR

Landing:
Airing cupboard, access to loft space.

Bedroom 1:
11'10" x 8'6" (3.61m x 2.59m)

En-suite:
Walk in shower cubicle, WC, wash basin.

Bedroom 2:
10'2" x 8'6" (3.10m x 2.59m)

Bedroom 3:
8'9" x 6'2" (2.67m x 1.88m)

Bathroom:
White suite comprising bath with shower over, WC, wash basin.

OUTSIDE

Front:
Flower and shrub borders with sleeper edging, pathway to front door.

Rear Garden:
Patio area and area laid to lawn with flowerbeds at the end of the garden . Rear access onto parking and garage.

Parking:
Parking for two cars, one allocated parking space and parking space in front of garage.

Garage:
18'1" x 9'2" (5.51m x 2.79m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2010

Approximate Area:
91.6sqm/986sqft (including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Cherbourg Primary School

Secondary School:
Crestwood Community School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

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 = 410 sq ft / 33.1 sq m
 First Floor = 410 sq ft / 33.1 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 986 sq ft / 91.6 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		
(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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