



sparks ellison

45 Wolfe Street, North Stoneham Park, SO50 9RE

Offers In Excess Of £375,000

Situated within the popular North Stoneham Park development, this well presented three bedroom semi detached home on Wolfe Street offers modern and practical accommodation throughout and is ready to move into with no forward chain. The ground floor comprises a spacious entrance hall, a study ideal for home working, a kitchen/dining room and a sitting room overlooking the rear garden. There is also a cloakroom and useful storage cupboards. Upstairs are three well sized bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom. Externally, the property benefits from private driveway parking for two vehicles and a private rear garden, providing an excellent space for outdoor dining and entertaining. North Stoneham Park remains a sought after location, offering convenient access to local amenities, transport links and woodland walks, making it an excellent choice for families and professionals alike.

ACCOMMODATION

Ground Floor

Entrance Hall:

Access to each room, stairs to first floor and two large storage cupboards.

Kitchen/Dining Room:

16'0" x 11'6" (4.87m x 3.50m) Range of units comprising integrated fridge/freezer, dishwasher, electric oven and induction hob with extractor hood over. French doors onto rear garden.

Sitting Room:

16'8" x 9'8" (5.09m x 2.94m) French doors onto rear garden.

Cloakroom:

Comprising WC and wash basin.

Study:

7'9" x 4'7" (2.35m x 1.40m)

First Floor

Landing:

Access to loft space.

Bedroom 1:

12'2" x 11'8" (3.72m x 3.55m)

En-Suite:

Suite comprising WC, wash basin and walk in shower cubicle with glass screen.

Bedroom 2:

14'8" x 8'0" (4.48m x 2.43m) Fitted wardrobes.

Bedroom 3:

12'10" x 7'6" (3.92m x 2.30m)

Bathroom:

Suite comprising WC, wash basin and bath with shower over and glass screen.

OUTSIDE

Front:

Shingle and lawn space, path to front door. Private Driveway parking.

Rear Garden:

Large patio area with lawn space, side access and large shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2022

Approximate Area:

1044 sq ft / 96.8 sq m

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:

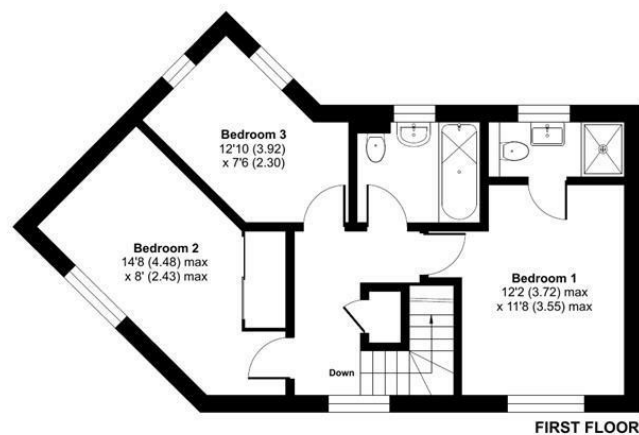
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Agents Note:

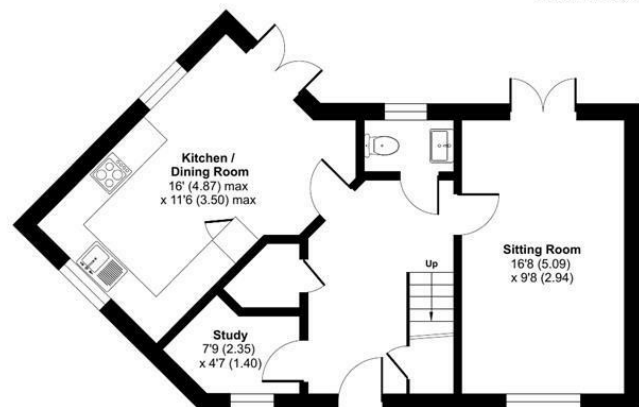
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 522 sq ft / 48.4 sq m
First Floor = 522 sq ft / 48.4 sq m
Total = 1044 sq ft / 96.8 sq m
For identification only - Not to scale

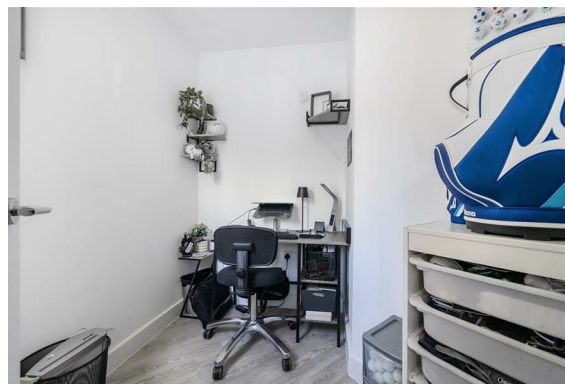


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1483617.



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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