



sparks ellison

# 34 Kenilworth Drive, Eastleigh, SO50 4PT

£595,000

An immaculate four bedroom detached family home presented in good order throughout. The ground floor comprises a convenient shower room, large dining room which leads through to the sitting room and modern kitchen. Downstairs also provides a large family/dining area which looks onto the rear garden as well as a utility/drying area with access into the spacious double garage. Upstairs boasts four spacious bedrooms and a contemporary shower room. There is a separate staircase to the games room above the garage. Externally this wonderful home benefits from driveway parking for two cars. The rear garden provides a lovely outdoor space for entertaining. Kenilworth Drive is set within a quiet cul-de-sac in the Boyatt wood area which finishes off a lovely family home being offered with no forward chain.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall/Porch:

#### Shower Room:

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

#### Dining Room:

17'3" x 15'8" (5.27m x 4.78m) Stairs to first floor and storage cupboard.

#### Sitting Room:

13'11" x 12' (4.25m x 3.66m) Fireplace.

#### Kitchen:

8'6" x 7'2" (2.58m x 2.19m) Range of units including integrated fridge, gas hob with with extractor hood over, oven and microwave/oven.

#### Breakfast Room.

Stairs to games room.

#### Conservatory:

21'7" x 14' (6.59m x 4.27m) Log burner and French doors to garden, space for lounge furniture, space for table and chairs.

#### Utility Room:

8'4" x 6'8" (2.53m x 2.02m) Wash basin.

#### Laundry Room:

20'7" x 7'4" (6.28m x 2.24m) Space for washing machine and tumble dryer, boiler, access to garage.

## First Floor

### Landing:

#### Bedroom 1:

14'4" x 10'3" (4.36m x 3.13m) Fitted overhead wardrobes.

#### Bedroom 2:

10'11" x 10'4" (3.33m x 3.15m) Built in wardrobe.

#### Bedroom 3:

10'9" x 9'2" (3.27m x 2.79m)

#### Bedroom 4:

8'11" x 8'11" (2.71m x 2.71)

#### Games Room:

19'10" x 16'9" (6.04m x 5.12m)

#### Shower Room:

Walk in shower with glass screen, fitted cupboards and wash basin with cupboard under, WC.

## OUTSIDE

#### Front:

Driveway parking for two cars, area laid to lawn and area planted with shrubs.

#### Rear Garden:

Patio area, area laid to lawn, brick and glass outhouse/storage room, small steps to side gate.

#### Garage:

17' x 16'3" (5.17m x 4.95m) The current vendor uses the garage as a gym.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1977

#### Approximate Area:

2268sqft/210.6sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Partially boarded with ladder and light

#### Infant/Junior School:

Shakespeare Infant/Junior School

#### Secondary School:

Crestwood Community School

#### Local Council:

Eastleigh Borough Council - 02380 688000

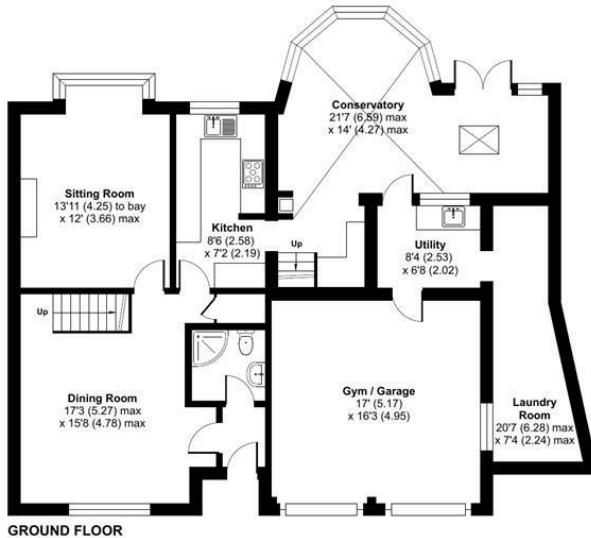
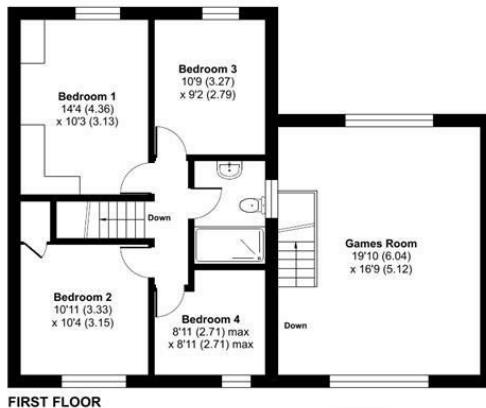
#### Council Tax:

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 1095 sq ft / 101.7 sq m  
 First Floor = 899 sq ft / 83.5 sq m  
 Garage = 274 sq ft / 25.4 sq m  
 Total = 2268 sq ft / 210.6 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1380400



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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