

1, Darwin Road, Eastleigh, SO50 4GZ
£325,000

A substantial 3 bedroom semi detached family home in a popular location close to schools and just a walk into Eastleigh town centre with its many facilities and railway station. The accommodation provides 2 living rooms, a fitted kitchen, 3 large bedrooms and a first floor bathroom. Gas central heating is installed and double glazing. The frontage allows off road parking and the large typically English rear garden has many shrub and flower plantings.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed from the road and accessed by a wooden obscure glazed door opening onto

Entrance Hallway

Single panel radiator.

Staircase to the first floor landing with useful under stairs cupboard.



Dining Room 10'10" x 10'2" (3.32 x 3.1)

A light and airy room with natural light provided by a double glazed window to the front aspect, double panel radiator, provision of power points.

A cupboard opens concealing the electric consumer unit.



Lounge 13'3" x 14'5" (4.04 x 4.4)

Double glazed window to the front aspect, the room centres on a fire place with tiled back, heath and wooden mantle over, provision of power points, double panel radiator.



Kitchen / Breakfast Room 23'7" x 7'6" (7.2 x 2.3)

The kitchen is fitted with a range of white fronted low level cupboard and drawer base units, wood effect heat resistant worksurface with a range of matching wall mounted cupboards over. Inset single drainer stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, space for further under counter appliances, space for a free standing cooker.

Complementary tiled splashbacks

Natural light is provided by a double glazed window to the rear and side aspects, with a upvc door giving direct access onto the rear garden.

Wall mounted Worcester Bosch boiler



First Floor

The landing is accessed by a staircase from the entrance hallway. Natural light is provided by a double glazed window to the side aspect.



Bedroom 1 12'5" x 10'9" (3.8 x 3.3)

Double glazed window to the front aspect, single panel radiator, provision of power points.

A built in airing cupboard houses a hot water cylinder, wall mounted Drayton heating controls.



Bedroom 2 11'1" x 10'9" (3.4 x 3.3)

Double glazed window to the front aspect, radiator, provision of power points.



Bedroom 3 12'1" x 9'2" (3.7 x 2.8)

Double glazed window to the rear aspect, single panel radiator, provision of power points. Recessed shelving.



Family Bathroom 11'9" x 6'2" (3.6 x 1.9)

A four piece bathroom comprising panelled bath, low level wc, pedestal wash hand basin, shower with rail and curtain over and electric Triton shower, half height tiled walls, but to full height within the shower area.

Double glazed obscure glazed window to the side aspect. Textured ceiling.



Rear Garden

The rear garden is enclosed by timber panel fencing and split into two areas.

The first area is principally laid to lawn with mature shrub beds and trees and an area laid to patio providing a pleasant seating area. The second area of garden ideally lends its self to being a vegetable / flower garden.



Council Tax Band C

Off road parking to front



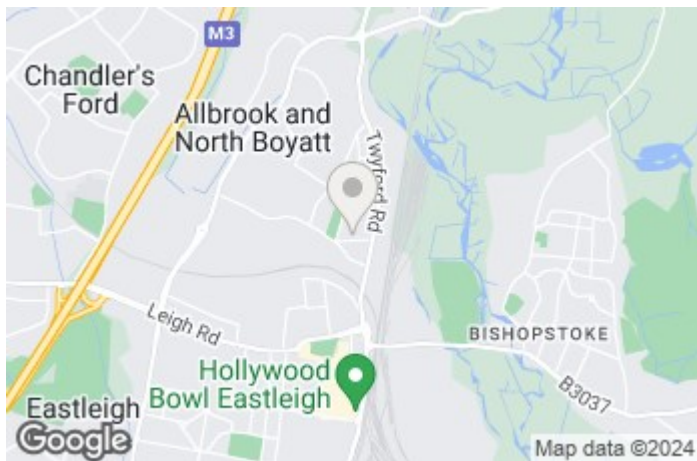
Floor plan

Ground Floor

1st Floor

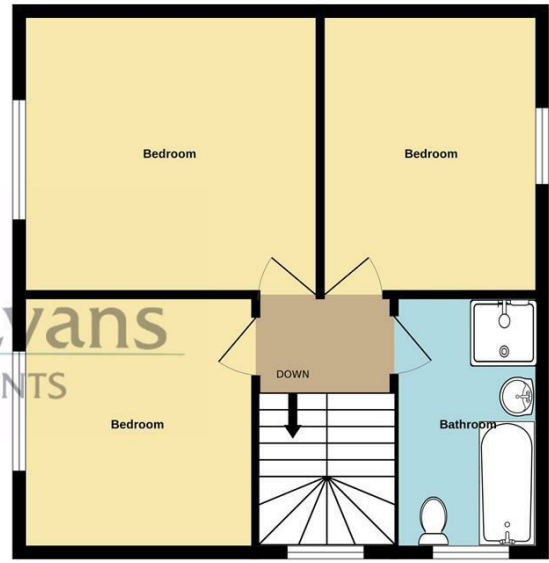


While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, boundaries, areas and any other details are approximate and the purchaser is advised to verify any dimensions or measurements. This plan is for illustrative purposes only and should not be used as a basis for any purchase or investment. The accuracy, reliability and applicability of these plans and any other information contained herein is to their quality or photos only for the plan. Made with Mapbox (2024)



Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

