



21, Hawkins Way, Eastleigh, SO50 9QN
£435,000

Welcome to Hawkins Way, Eastleigh - a charming location for this delightful end terrace townhouse. This property boasts a generous 2 reception rooms spread across 3 storeys, offering versatile living accommodation that can easily be adapted to suit your needs.

With 3 bedrooms and 2 bathrooms, including a master suite with an ensuite shower room, this townhouse provides ample space for comfortable living. The ground floor cloakroom adds convenience to this already impressive layout.

Step outside to discover a low maintenance enclosed rear garden, perfect for relaxing or entertaining guests. The property also features a garage and off-road parking.

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

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The property is accessed from the pavement to a paved path which continues to the front entrance where a composite door with courtesy light, two obscure glazed windows and chrome door furniture opens onto

Entrance Hallway

Smooth plastered ceiling, ceiling light point, single panel radiator. Wall mounted thermostat, power point.

Staircase leading to the first floor landing.

Kitchen / Breakfast Room 17'8" x 10'4" narrowing to 6'10" (5.41 x 3.17 narrowing to 2.10)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap. Four burner electric induction hob, stainless steel splashbacks and chimney style extractor hood over. Low level double electric oven, space and plumbing for an undercounter washing machine, space for dishwasher and space for a tall fridge / freezer.

Smooth plastered ceiling, four downlighters, ceiling light point, wall mounted extractor unit, continuation of laminate floor covering, single panel radiator.

From here a door opens to a under stairs cupboard, fully shelved within with the electric consumer unit.

A further door leads through to a ground floor cloakroom.



First Floor

The landing is accessed by a straight flight staircase with a quarter turn. The landing has a smooth plastered ceiling, two ceiling light points, power point, single panel radiator. Natural light is provided by a upvc double glazed window overlooking the front aspect.

Staircase leading to the second floor.

Lounge / Bedroom 2 13'10" x 12'9" (4.23 x 3.89)

Smooth plastered ceiling, four ceiling down lighters, upvc double glazed window to the rear and side aspect, single panel radiator, provision of power points, television / Sky point.



Cloakroom

Fitted with a pedestal wash hand basin, close coupled wc, ceramic glazed tiled flooring and complementary tiled walls to half height.

Smooth plastered ceiling, two down lighters, extractor fan, single panel radiator.

Lounge / Dining Area 9'8" x 13'11" (2.95 x 4.25)

Smooth plastered ceiling, four down lighters, ceiling light point, extractor unit. Natural light is provided by a upvc double glazed window to the side aspect and patio doors opening onto the rear garden with adjacent full height windows.

Double panel radiator, provision of power points, continuation of laminate floor covering.

Family Bathroom 7'1" x 5'5" (2.17 x 1.67)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath with a glass and chrome shower screen over, thermostatic shower valves.

Smooth plastered ceiling, six ceiling down lighters, extractor unit. Ceramic glazed tiled flooring and tiled walls, chrome heated towel rail.



Bedroom 3/4 11'7" x 8'10" narrowing to 7'1" (3.55 x 2.71 narrowing to 2.17)

Smooth plastered ceiling, ceiling light point, extractor unit, upvc double glazed window to the front aspect, double panel radiator, provision of power points.



Ensuite 4'10" x 6'1" (1.48 x 1.87)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc, large shower enclosure with thermostatic shower valves and dual head.

Smooth plastered ceiling, four down lighters, extractor unit. Chrome heated towel rail, ceramic glazed tiled flooring and walls to half height, but to full height within the shower area.

Bedroom 2/3 13'10" x 9'6" (4.23 x 2.90)

Smooth plastered ceiling, ceiling light point, extractor unit, upvc double glazed window to the front aspect, laminate floor covering, provision of power points.



Second Floor Landing

Accessed by a straight flight staircase with a quarter turn from the first floor landing.

Smooth plastered ceiling, ceiling light point access to roof void, single panel radiator, power point.

A door opens to an airing cupboard providing slatted linen shelving and a pressurised hot water cylinder.

Master Bedroom 12'8" x 11'11" (excl robes) (3.87 x 3.65 (excl robes))

Smooth plastered ceiling, ceiling light point, extractor unit, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

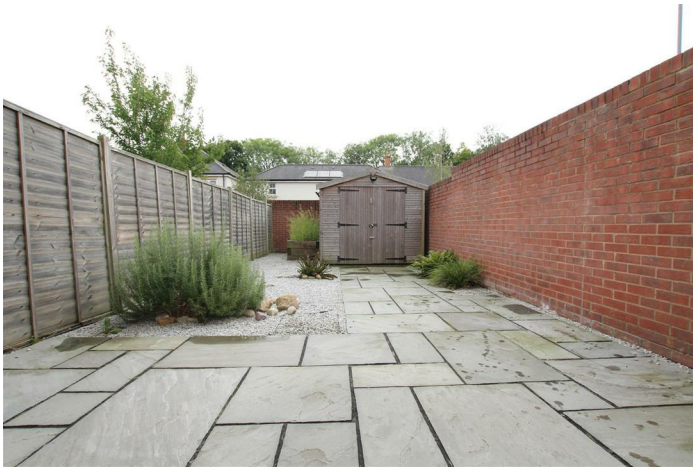
The room benefits from a range of fitted wardrobes providing a good degree of hanging rail and shelving.

From here a four panel door leads through to an ensuite.



Front Garden

The front garden is laid to slate chippings for ease of maintenance. External utility meters.



Rear Garden

Stepping out onto an area laid to patio laid to Indian sandstone and continues to a path leading down the garden to a large timber shed (with power provision). The garden is principally laid to gravel for ease of maintenance with shrubs with a further raised bed to the rear.

Enclosed to one side via a timber fence, and to the rear and other side via brick walling.

A pedestrian gate gives side access to to the road and garage.

Driveway

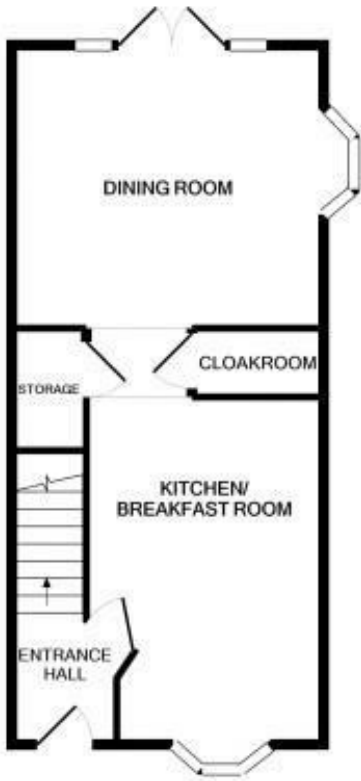
To the side of the property is a shared driveway leading and leads to the garage.

Garage 20'0" x 10'1" (6.11 x 3.08)

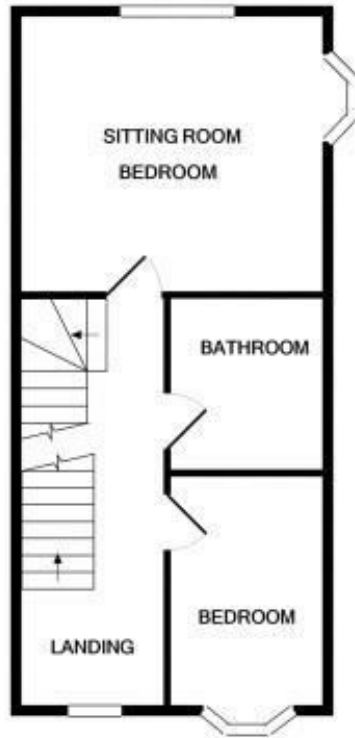
Accessed by a metal up and over door with an off road parking space in front.

Council Tax Band D

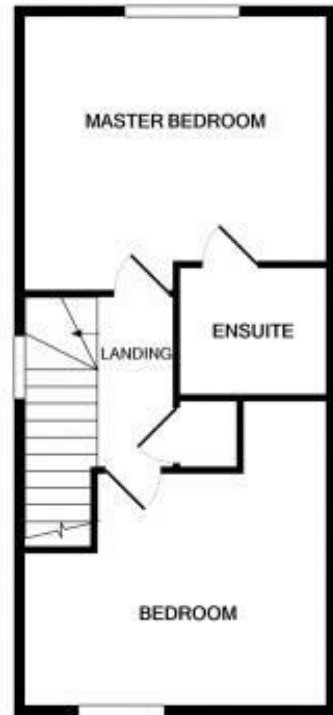




GROUND FLOOR



1ST FLOOR



2ND FLOOR

