



## 14 Harlaxton Close Eastleigh SO50 4QX

- 5 BEDROOMS
- LINK DETACHED HOUSE
- GREAT FAMILY HOME
- DOWNSTAIRS W.C
- EXTENDED AT THE BACK
- DRIVE FOR 3 CARS
- MODERN KITCHEN
- SOUGHT AFTER LOCATION
- GARAGE
- EASY ACCESS TO M3

£529,950 Freehold







We are delighted to present a stunning five-bedroom, link-detached property located in the idyllic cul-de-sac of Harlaxton Close, in the highly sought-after area of Boyatt Wood. This beautiful home is perfect for families looking to settle into their forever home, boasting great transport links and proximity to excellent schools.

Upon entering the property, you are welcomed by a spacious living room with large bay windows, allowing plenty of natural light to flood the room. Moving through the hallway, you will find a modern kitchen with ample countertop space and room for essential utilities. The kitchen leads to a generous-sized dining room, a study, and a low-maintenance rear garden - perfect for hosting gatherings with family and friends.

The first floor offers three double bedrooms, a spacious fourth bedroom, and a large family bathroom, ensuring that guests can enjoy their stay in comfort and style. External features include a garage and space on the driveway for two cars, eliminating any worries about parking on a public road. The front of the property features a sizeable garden adorned with beautiful plants and flowers that bask in the plentiful sunlight during the lighter months.

Boyatt Wood is a wonderful neighbourhood with a strong sense of community and an array of amenities nearby. Families will appreciate the convenience of local schools, parks, and recreational facilities. The property is also within close proximity to transport links, making it easy to explore the surrounding areas and beyond.

Don't miss out on this fantastic opportunity to own a stunning family home in a desirable location. Contact us today to arrange a viewing and envision yourself living in this dream property.



## LOUNGE

20'7" x 11'8"

Delicately decorated and spacious lounge with a large bay window extended for more space and loads of natural lights.

## KITCHEN

21'3" x 8'8"

This luxurious kitchen has got white high gloss quarts floor tiles throughout and a wonderful range of cream units enhanced by the contrast of black quarts worktops. There is a good range of base units, drawers and wall units and there is a Leisure Cuisine Master 100 oven with a five ring gas hob and a hotplate. There is an electric extractor hood over, a tall built-in fridge/freezer, a built in dishwasher, a breakfast bar and a door leading out the back garden.

## DINER

10'0" x 9'2"

The dining room is in the extended part at the back of the house and is connected to the kitchen with an arch. This spacious room would be a perfect place for entertaining family and friends. The patio sliding doors leads out onto the patio sundeck in the back garden.

## BEDROOM 1

11'8" x 9'11"

Spacious master bedroom with double aspects for ample light and built in wardrobes.

## BEDROOM 2

12'7" x 9'5"

Another spacious double bedroom, currently used as a guest room/laundry room.

## BEDROOM 3

14'5" x 8'6"

Double bedroom with windows towards the back of the house.

## BEDROOM 4

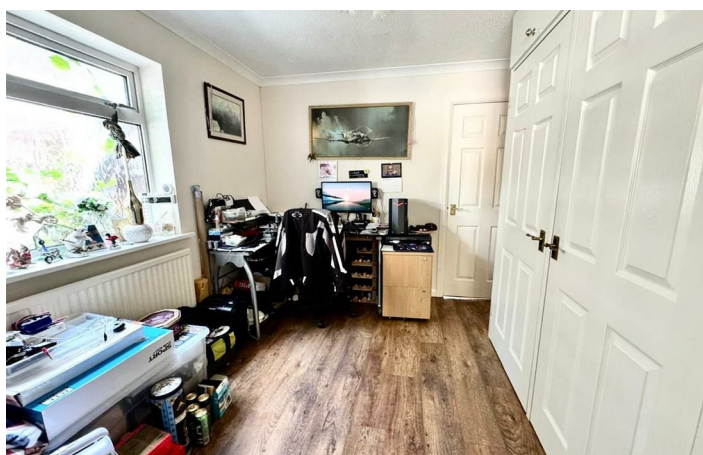
10'0" x 9'2"

Single bedroom with built in wardrobes and window towards the back of the house.

## BEDROOM 5 / STUDY

10'4" x 9'2"

Ground floor bedroom with built in wardrobe





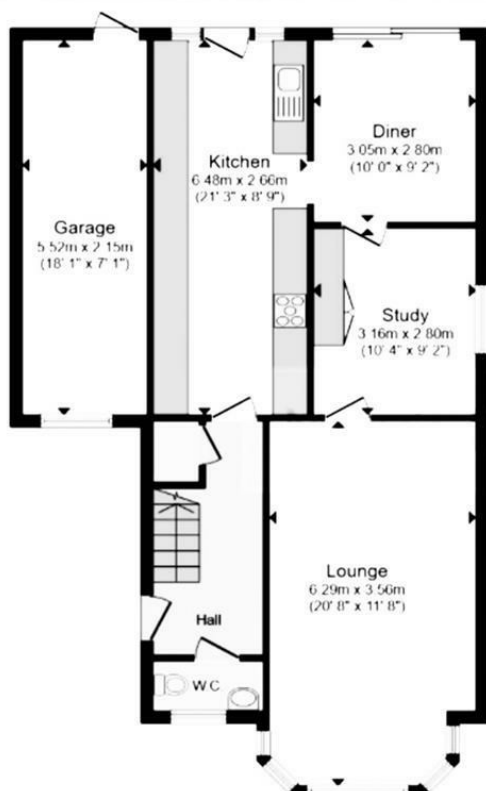




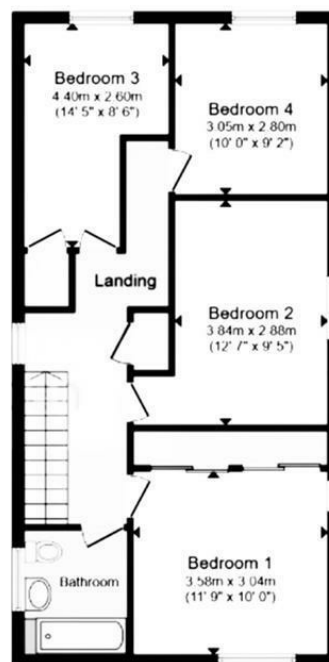




Local Authority **Eastleigh**  
Council Tax Band **D**  
EPC Rating **D**



**Ground Floor**



**First Floor**

Total floor area 146.7 m<sup>2</sup> (1,579 sq.ft.) approx

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.