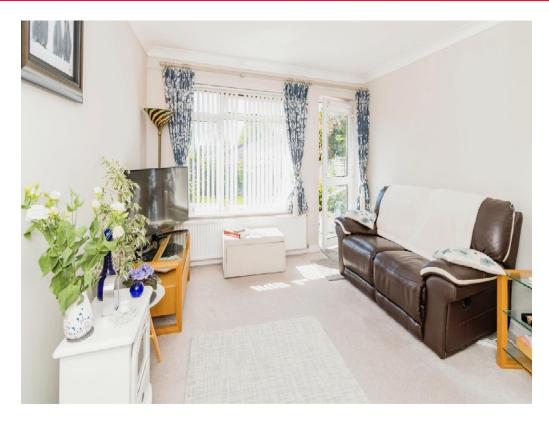


Connells

Saddlers Close Eastleigh



## **Property Description**

Introducing a charming three-bedroom semidetached chalet bungalow nestled in Boyatt Wood.

This meticulously maintained abode boasts a welcoming pathway guiding you to its doorstep.

Step inside to discover a warm and inviting lounge seamlessly connected to the garden, a perfect sanctuary for relaxation.

A modern kitchen, complete with integral oven and hob, adds a touch of culinary delight to the home.

The ground floor features two generously sized double bedrooms, with the second offering versatile potential as a dining space.

Ascend to the first floor to find the elegant master bedroom, adorned with built-in wardrobes for ample storage. Completing the upstairs layout is a conveniently located bathroom.

Outside, the landscaped rear garden beckons with its harmonious blend of patio, lawn, and vibrant flower borders, interconnected by a meandering path which leads to rear access, where you will find a garage.

Positioned in a highly sought-after area, this residence offers the epitome of comfortable living in Boyatt Wood.

#### **Entrance Hall**

PVC front door. Radiator. Built in storage under stairs. Telephone port.

#### Lounge

14' 5" max x 11' 9" max ( 4.39m max x 3.58m max )

Double glazed window to rear aspect. Double glazed door to garden. TV port. Radiator.

#### **Kitchen**

10' 1" max x 8' max ( 3.07m max x 2.44m max )

Double glazed window to front aspect. Modern fitted kitchen with wall and base units. Fitted gas hob with electric oven and extractor hood. Integral fridge freezer, washer dyer and dishwasher. Stainless steel sink and drainer. Boiler on the wall.

## Landing

Double glazed window to side aspect. Stairs from hallway to landing. Built in airing cupboard. Loft access. Large built in cupboard with light.





#### **Bedroom 1**

13' 8" max x 10' 7" max ( 4.17 m max x 3.23 m max )

First Floor. Double glazed window to front aspect. Two double built in wardrobes. Radiator. Built in eve storage.

#### Bedroom 2

9' max x 8' 9" max ( 2.74m max x 2.67m max )

Ground floor. Double glazed window to front aspect. Radiator.

### **Bedroom 3/ Diner**

9' 1" x 7' 3" ( 2.77m x 2.21m )

Ground Floor. Double glazed window to rear aspect. Radiator.

#### **Bathroom**

First Floor. Double glazed window to front aspect. Bach with mixer tap. Wash hand basin. WC. Radiator. Part tiled.

## Outside

To the front. Lay by for parking and car park with a garage in block.

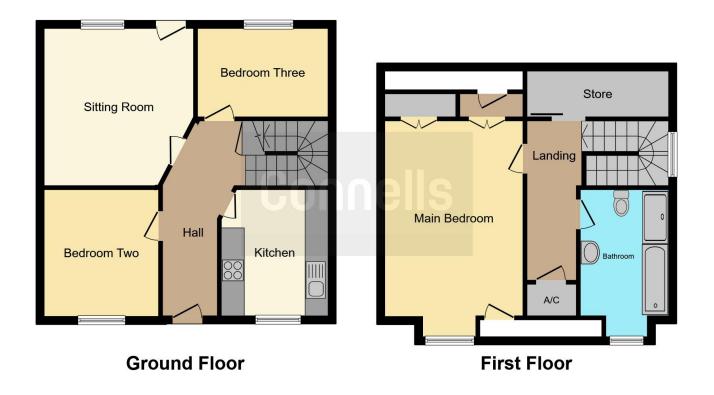
To the rear. Garden mainly laid to lawn and a paved patio with shingled pathway to end of garden. Rear access leading to garage.

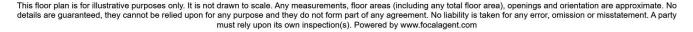
# Garage

Up and over door.









To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/EGH308509





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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