



Bill Luffman Way
Eastleigh SO50 5RZ

for sale offers in excess of
£375,000



Property Description

Situated in a desirable part of Eastleigh, this charming and generously proportioned three-bedroom semi-detached house offers the perfect blend of modern comfort and convenience, complete with driveway parking and a garage.

To the front, a garden with a gate and path creates a welcoming first impression, while a driveway to the side leads to the garage. Stepping inside, the entrance hall opens to a handy downstairs cloakroom/WC.

The spacious lounge features a lovely bay window, filling the room with natural light, while the stylish modern kitchen/diner boasts integral appliances, ample dining space, and French doors leading directly to the rear garden - perfect for entertaining or family meals.

Upstairs, the master bedroom benefits from built-in wardrobes and its own en-suite shower room.

A second generous double bedroom and a well-proportioned single bedroom are served by a contemporary family bathroom.

The rear garden is beautifully maintained, featuring a patio for outdoor dining, a neat lawn, colourful flower beds, and a wooden shed for storage.

Offered with no onward chain, this delightful home is ideally located close to local amenities, excellent schools, and superb travel links. It's the perfect choice for families or anyone seeking a move-in-ready home in a sought-after location.

Entrance Hall

Cloakroom

Toilet. Wash hand basin. Extractor fan. Radiator.

Lounge

17' 5" x 12' (5.31m x 3.66m)
Double glazed window to front aspect.
Radiator x2. Under stairs cupboard.

Kitchen

15' 6" x 12' 8" (4.72m x 3.86m)
Double glazed window to rear aspect.
Modern fitted kitchen with wall and base units. Integrated oven and hob. Integrated washing machine, fridge freezer and dishwasher. Spotlights. Boiler -serviced 11 years old. Double glazed French doors to garden.

Bedroom 1

11' 2" x 8' 6" (3.40m x 2.59m)
Double glazed window to front aspect. Airing cupboard. Built in wardrobes. Radiator.

En-Suite

Double glazed window front and side aspect. Shower. Wash hand basin. Toilet. Radiator.

Bedroom 2

12' 9" x 8' 6" (3.89m x 2.59m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom 3

8' 6" x 6' 7" (2.59m x 2.01m)
Double glazed window to rear aspect. Radiator. Single room.

Bathroom

Shower over the bath. Wash hand basin. Toilet. Shaving port. Extractor fan.

Loft Space

Insulated. Not boarded, No ladder.

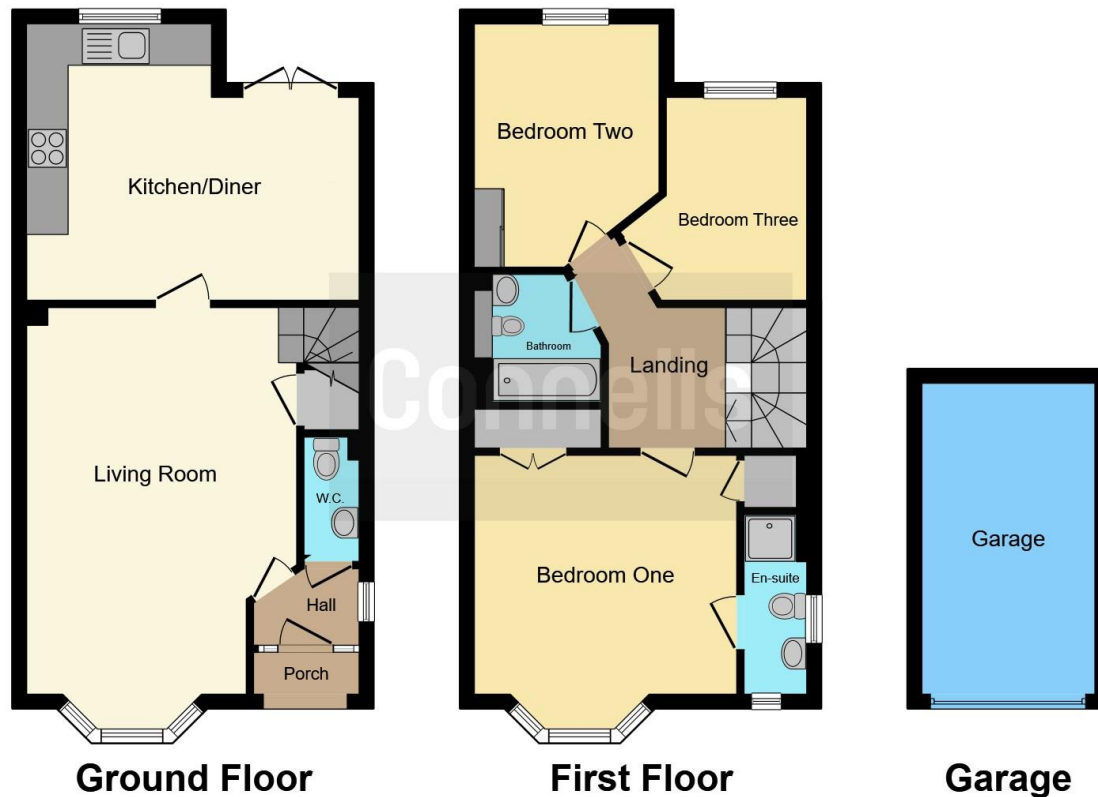
Outside

To the front. Brick wall with gate. Path leading to front door. Driveway & garage to side
To the rear. Patio area. Lawn area. West facing. Water tap. Flower Beds.

Garage

19' 8" x 9' 9" (5.99m x 2.97m)
Up and over door. Electrics.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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