



# 10 Heritage Walk, Eastleigh, SO50 9TD

£550,000

Constructed by Messrs. Bargate Homes is this brand new delightful four bedroom semi detached family home offering comprehensive accommodation and a well planned layout for family living. With a substantial kitchen/dining room featuring a statement island and patio doors leading to the rear garden, this elegant home makes quite the impression. The addition of a utility, cloakroom and comfortable sitting room complete the downstairs space. Upstairs, the master bedroom is complemented by a beautiful en-suite and dressing room. Three further bedrooms share the family bathroom. Outside is a driveway for 2 cars and an enclosed rear garden along with a garage,

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Built in storage cupboard, stairs to first floor.

#### Cloakroom:

5'10" x 3'3" White suite with chrome fittings, wash hand basin, WC.

#### Sitting Room:

17'9" max x 11'5"

#### Kitchen/Dining Room:

19'2" x 10'9" max Built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer, fitted breakfast bar, space for table and chairs.

#### Utility Room:

5'10" x 5'9" Space and plumbing for washing machine, space for tumble dryer.

### First Floor:

#### Landing:

#### Bedroom 1:

12'2" x 9'11"

#### Walk In Wardrobe:

5'8" x 4'10" With hanging and shelving.

#### En Suite:

9'11" x 7'4" White suite with chrome fittings, shower in cubicle, wash hand basin, WC.

#### Bedroom 2:

12'9" x 9'2"

#### Bedroom 3:

11'6" x 9'3"

#### Bedroom 4:

10'8" x 7'4"

#### Bathroom:

9'8" x 9'2" White suite with chrome fittings comprising bath, shower in cubicle, wash hand basin, WC.

## OUTSIDE:

### Front:

Planted beds, outside power point, Electric Vehicle Charging Point, driveway providing off road parking, side pedestrian access to rear garden.

### Rear Garden:

Area laid to lawn, patio area, outside tap, outside power point.

### Maintenance Charge:

There is a development maintenance charge of approximately £165 per annum.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

New build

### Approximate Area:

1357sqft/126sqm

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Stoneham Park Academy

### Secondary School:

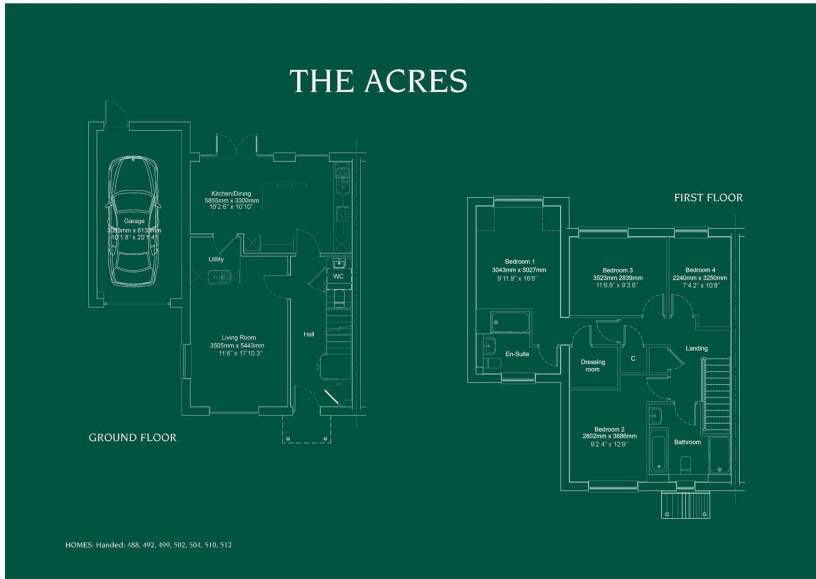
Crestwood Community College

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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