



sparks ellison
For Sale
01203 651111



sparks ellison

75 Allbrook Hill, Allbrook, SO50 4NA

£435,000

An impressive and attractive 4 bedroom family home situated in Allbrook which lies between Eastleigh and Winchester and benefits from easy access on to the M3 motorway. The property is arranged over three floors and benefits from well proportioned rooms and offers a degree of flexibility on the layout. There is a good size Kitchen/Dining Room on the ground floor which benefits from an array of built in appliances and opens on to the patio area. The ground floor also benefits from a fourth bedroom that could be utilised as a study. The wonderfully sized Sitting Room boasts doors to a balcony with a glass balustrade that provides lovely views over the 111' rear garden. The master bedroom enjoys an en suite bathroom with a further bathroom and cloakroom in the property. There is an attractive block paved driveway at the front that would allow parking for three cars.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

6' x 3'3" (1.83m x 0.99m) Comprising wash hand basin, wc.

Bedroom 4/Study:

10'8" x 9'8" (3.25m x 2.95m) Built in double wardrobe.

Kitchen/Dining Room:

14'6" x 13'9" (4.42m x 4.19m) Built in oven and grill, built in gas hob, fitted extractor hood, integrated dishwasher, integrated washer/dryer, boiler in cupboard, space for table and chairs.

FIRST FLOOR

Landing:

Stairs to 2nd floor.

Sitting Room:

17'2" x 14'6" (5.23m x 4.42m) Doors to balcony which overlooks the rear garden.

Bedroom 2:

12'5" x 9'8" (3.78m x 2.95m) Built in double wardrobe.

Bathroom:

6'7" x 4'9" (2.01m x 1.45m) Comprising bath with shower over, wash hand basin, wc.

SECOND FLOOR

Landing:

Bedroom 1:

11'11" x 11'5" plus entrance (3.63m x 3.48m plus entrance) Twin built in wardrobes.

En Suite:

6'8" x 5'6" (2.03m x 1.68m) Comprising bath with shower over, wash hand basin, wc.

Bedroom 3:

12' x 9'2" (3.66m x 2.79m) Built in double wardrobe.

OUTSIDE

Front:

Area laid to artificial lawn, planted beds, block paved driveway providing off road parking.

Rear Garden:

Measures approximately 111' in length and comprises paved patio area, steps leading to area laid to artificial lawn, steps leading to area laid to lawn, garden shed. In addition to the 111' there is an area of approximately 12' beyond the rear fence that belongs to the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2020

Approximate Area:

125.7sqm/1356sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Shakespeare Infant/Junior School/Otterbourne Primary School

Secondary School:

Crestwood Community School

Council Tax:

Band D

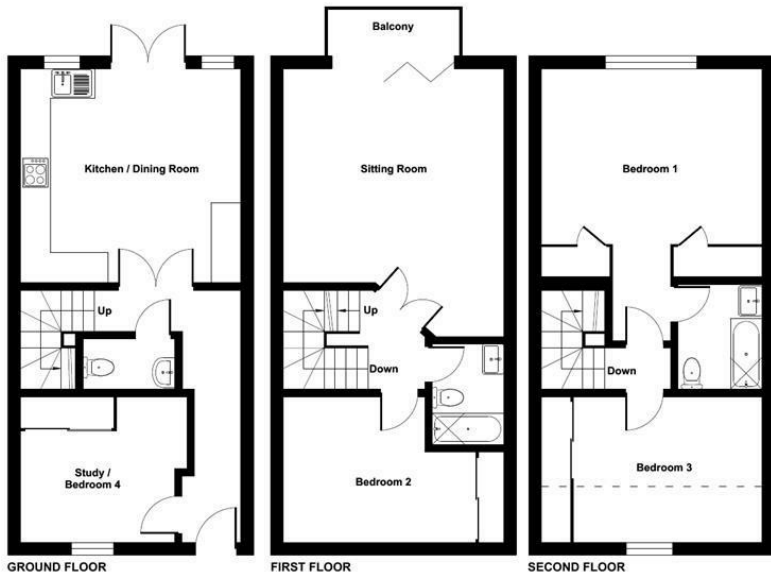
Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 452 sq ft / 41.9 sq m
 First Floor = 452 sq ft / 41.9 sq m
 Second Floor = 398 sq ft / 36.9 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Total = 1356 sq ft / 125.7 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1154904

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

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