



# 230 Twyford Road, Eastleigh, SO50 4LF

£650,000

Backing onto the Itchen Navigation with stunning views and occupying a plot of approximately 0.28 of an acre is this impressive detached property providing extensive ground floor space and flexibility in how the accommodation is set up to suit a new owners requirements. The property affords a host of wonderful attributes to include a 22'8" sitting room, three further rooms to the ground floor, kitchen/breakfast room, cloakroom and utility room. On the first floor the main bedroom benefits from an en-suite with further double bedroom and bathroom. Adjoining the house is a double garage with two electric roller doors. The property also affords potential to extend and modernise to create a lovely family home.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestibule:

**Cloakroom:**  
Wash basin, wc.

**Study/Bedroom:**  
11'9" x 9'3" (3.58m x 2.82m) Hatch to loft.

**Reception Hall:**  
12'8" x 6'5" (3.86m x 1.96m) Stairs to first floor with cupboard under.

**Sitting Room:**  
22'8" x 14'3" x 11'6" (6.91m x 4.34m x 3.51m)) Patio doors to rear garden, fireplace with inset coal effect gas fire, triple aspect windows.

**Dining Room/Bedroom:**  
11'10" x 9'4" (3.61m x 2.84m)

**Bedroom/Snug:**  
9'3" x 9'1" (2.82m x 2.77m) Double doors to rear garden.

**Kitchen/Breakfast Room:**  
15'5" x 13' (4.70m x 3.96m) Range of units, integrated oven and hob with extractor over, integrated dishwasher and fridge, space for table and chairs, tiled floor, door to rear garden.

**Utility Room:**  
5'7" x 5' (1.70m x 1.52m) Sink unit, space and plumbing for appliances, tiled floor.

### First Floor

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
Fitted wardrobes, dual aspect windows, access to dressing room with hanging rail and shelving, eaves storage access.

**En-Suite:**  
Suite comprising shower in cubicle, wash basin, wc, tiled floor.

**Bedroom 2:**  
Dual aspect windows, built in wardrobe, eaves storage access.

**Bathroom:**  
Suite comprising bath with shower unit over, wash basin, wc, tiled floor.

## OUTSIDE

The total plot extends to approximately 0.28 of an acre and represents a particularly attractive feature of the property.

### Front:

To the front of the property is a driveway affording off street parking with adjacent lawned area and side access to rear and side gardens.

### Rear Garden:

The rear garden is approximately 155' in length and leads down to the Itchen Navigation providing outstanding views over the river and neighbouring countryside. Adjoining the house is a paved patio leading onto a lawned area with pathways and steps down to the river and mature planting. Behind the garage is a further area of garden with fruit trees, garden shed and greenhouse.

**Double Garage:**  
Two electric roller doors, light and power

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
Mid 1980's

**Approximate Area:**  
2014sqft/187.1sqm (Including garage and limited use areas)

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Shakespeare Infant/Junior School

**Secondary School:**  
Crestwood Community School

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**  
Band F

Ground Floor = 1070 sq ft / 99.4 sq m  
 First Floor = 457 sq ft / 42.4 sq m  
 Garage = 354 sq ft / 32.8 sq m  
 Limited Use Area(s) = 133 sq ft / 12.3 sq m  
 Total = 2014 sq ft / 187.1 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      | 79        |
| (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 |           |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1164220

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