



sparks ellison

# 5 Bosville, Eastleigh, SO50 4QA

£470,000

A stunning three bedroom detached home presented to an exceptionally high standard throughout affording a host of wonderful attributes. To the ground floor is a sitting room, Oak and glass staircase to the first floor and a magnificent re-fitted 19'5" kitchen/dining room. On the first floor are three generous bedrooms and a modern fitted bathroom suite. To the side of the property is a tandem garage measuring 27'3" x 9'2" with the rear section converted to a utility area. To the front of the property is a block paved driveway and to the rear a delightful landscaped garden measuring approximately 51'5" x 33'9" affording a pleasant south westerly aspect. Bosville forms part of the Boyatt Wood area and is within walking distance to a range of local shops, schools and amenities. It is conveniently placed for access to the centre of Chandlers Ford, town centre of Eastleigh as well as the M3 and M27 motorways.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

#### Cloakroom:

Re-fitted modern white suite with chrome fittings comprising wash basin with cupboard under, wc.

#### Sitting Room:

17'7" x 13'5" (5.36m x 4.09m) Bow window, Oak and glass staircase to first floor.

#### Kitchen/Dining Room:

19'5" x 9'3" (5.92m x 2.82m) The kitchen area has been re-fitted with an attractive range of taupe coloured shaker style units with Quartz work tops over, Neff electric oven and combination oven/microwave, Neff induction hob with extractor hood over, integrated Neff dishwasher, integrated fridge,. The dining area affords space for table and chairs with patio doors to rear garden.

#### Lobby:

Matching cupboard units and door to garage.

### First Floor

#### Landing:

Hatch to loft space, large walk in storage cupboard, access to eaves.

#### Bedroom 1:

14'5" x 9'6" (4.39m x 2.90m) Measurement taken up to a range of wall to wall built in wardrobes.

#### Bedroom 2:

11'8" x 8'9" (3.56m x 2.67m)

#### Bedroom 3:

11'8" x 8'8" (3.56m x 2.64m)

#### Bathroom:

7'8" x 5'10" (2.34m x 1.78m) Modern white suite with chrome fittings comprising bath with mixer tap, separate shower unit over and glazed screen, was basin with cupboard under, wc, tiled walls and floor.

## OUTSIDE

### Front:

To the front of the property is a good sized block paved driveway affording off street parking, adjacent lawned area enclosed by mature hedging.

### Rear Garden:

A particularly attractive feature of the property measuring approximately 51'5" x 33'9". Adjoining the house is a full width patio leading onto a lawned area surrounded by well stocked borders and sleeper edged borders enclosed by fencing, garden shed.

### Garage:

27'3" x 9'2" (8.31m x 2.79m) To the rear end of the garage is a utility section with space and plumbing for appliances, boiler, storage cupboards and door to rear garden.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1975

### Approximate Area:

1286sqft/119.2sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Fully boarded with ladder and light connected

### Infant/Junior School:

Shakespeare Infant/Junior School

### Secondary School:

Crestwood Community School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band D



Ground Floor = 536 sq ft / 49.7 sq m  
 First Floor = 496 sq ft / 46 sq m  
 Garage = 254 sq ft / 23.5 sq m  
 Total = 1286 sq ft / 119.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1177991

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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