



sparks ellison

11 Dragonfly Way, Eastleigh, SO50 4DD

£425,000

A well presented and well proportioned family home situated on a popular development constructed by the renowned Bargate Homes. The property enjoys a Kitchen with an array of built in appliances along with space for a family area for watching TV which could also be utilised as a breakfast area. The Sitting/Dining Room sits at the rear opening on to an attractive garden which offers a good degree of privacy. Upstairs there are generously proportioned bedrooms with the master benefitting from an en suite. Externally there is a driveway leading to a large single garage whilst to the rear is a garden providing excellent outdoor space. Dragonfly Way sits within catchment for Thornden School.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Stairs to first floor.

Cloakroom:

5'7" x 3'1" (1.70m x 0.94m) Comprising wash hand basin, wc.

Kitchen/Family Room:

16'6" x 8'10" (5.03m x 2.69m) Built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer, tiled floor, space for sofas.

Sitting/Dining Room:

16'11" x 12'2" (5.16m x 3.71m)

FIRST FLOOR:

Landing:

Built in airing cupboard housing boiler.

Bedroom 1:

12'8" x 9'6" (3.86m x 2.90m) Fitted double wardrobe.

En Suite:

9'5" x 3'10" (2.87m x 1.17m) Comprising shower cubicle, wash hand basin, wc.

Bedroom 2:

12'10" x 9'7" (3.91m x 2.92m)

Bedroom 3:

9'1" x 7' (2.77m x 2.13m)

Bathroom:

7'1" x 6'7" (2.16m x 2.01m) Comprising bath, wash hand basin, wc.

OUTSIDE:

Front:

Mature hedgerow, area laid to slate clippings, steps to front door, side access to rear garden, electric vehicle charging point.

Rear Garden:

Measures approximately 33' x 30' and comprises paved patio area, area laid to lawn, steps to further area laid to lawn, outside tap.

Garage:

20'4" x 10'2" (6.20m x 3.10m) With up and over door, power and light, access to loft space

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2015

Approximate Area:

1145sqft/106.1sqm (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC Double Glazed Windows

Loft Space:

Light connected

Management Fee:

Property Management Service agreement Yearly costs - £398

Infant/Junior School:

Otterbourne C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

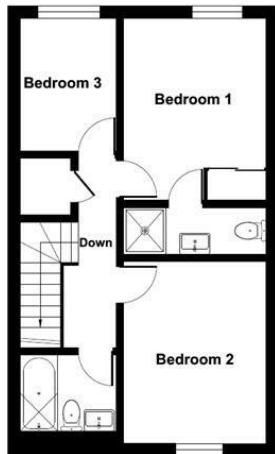
Eastleigh Borough Council - 02380 688000

Council Tax:

Band C



Ground Floor = 466 sq ft / 43.2 sq m
 First Floor = 466 sq ft / 43.2 sq m
 Garage = 213 sq ft / 19.7 sq m
 Total = 1145 sq ft / 106.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1162196



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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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