



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

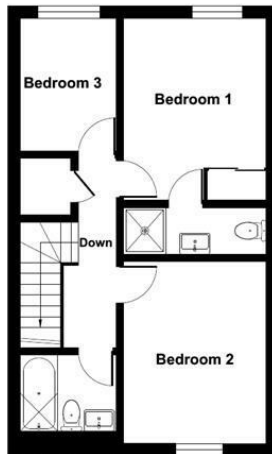
#### Council Tax:

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) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(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	

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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