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27 Woodpecker Way, Eastleigh, SO50 9LG £375,000

Situated on the popular Aviary estate in Eastleigh, this 1950s semi-detached house offers spacious and versatile accommodation, making it an ideal family home. The ground floor begins with a welcoming sitting room which opens into a bright conservatory, creating an excellent additional space to relax. There is also a separate dining room which leads through to the kitchen. To the rear, an extended utility area provides further practical space and incorporates a cloakroom. Upstairs, there are three well proportioned bedrooms and a family bathroom. Externally, the property benefits from driveway parking to the front, while the rear garden enjoys a private southerly facing aspect, providing an excellent space to enjoy the sunshine and outdoor entertaining. The location is particularly convenient, with Places Leisure Centre within walking distance, Barton Peveril College and Eastleigh College also close by. A range of local amenities along Nightingale Avenue are just a short distance away, while the M3 & M27 are easily accessible for commuters. A fantastic opportunity to purchase a spacious family home in a popular residential area of Eastleigh.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to the first floor.

Sitting Room:
13'9" x 13'0" (4.20m x 3.95m) French doors to conservatory.

Kitchen/Breakfast Room:
13'10" x 10'4" (4.21m x 3.15m) A spacious kitchen/breakfast room fitted with a range of modern wall and base units, space for fridge/freezer, space for washing machine, space for dishwasher, space for a gas cooker and room for a dining table. Door to the Utility Room.

Dining Room:
10'6" max x 10'6" max (3.21m max x 3.19m max)

Conservatory:
12'10" x 12'8" (3.90m x 3.85m) Doors to the rear garden.

Utility Room:
9'2" x 8'1" (2.79m x 2.47m) Doors to the rear garden, access to cloakroom.

Cloakroom:
WC, wash basin.

First Floor

Bedroom 1:
13'10" x 10'2" (4.22m x 3.11m) Built in wardrobes.

Bedroom 2:
11'5" max x 10'6" max (3.49m max x 3.21m max)

Bedroom 3:
10'6" x 7'5" (3.19m x 2.27m)

Shower Room:
Modern shower room comprising walk in shower cubicle with glass screen, vanity wash hand basin with cupboard under, WC, tiled surrounds.

OUTSIDE

Front:
Brick paved driveway providing ample off street parking, a covered carport and raised planted borders

Rear Garden:
Measuring approximately 68' x 29' and Southerly facing. Large enclosed rear garden with patio, mature planted borders, feature pond, artificial lawn and garden storage.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1950's

Approximate Area:
1246 sq ft / 115.6 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and connected ladder

Infant/Junior School:
Nightingale Primary School

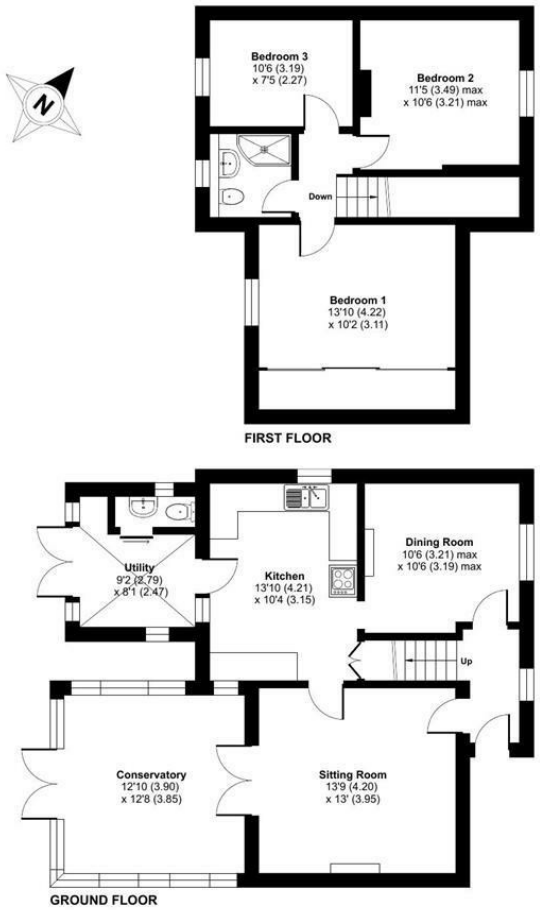
Secondary School:
Crestwood Community School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 761 sq ft / 70.6 sq m
First Floor = 485 sq ft / 45 sq m
Total = 1246 sq ft / 115.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1549073

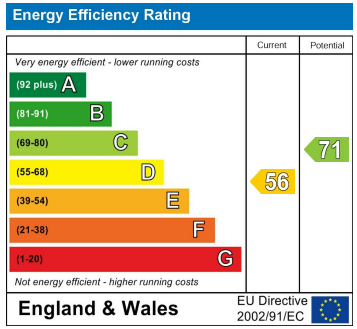












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The Property Ombudsman
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