



sparky ellison

34 Kenilworth Drive, Eastleigh, SO50 4PT

£595,000

An immaculate four bedroom detached family home presented in good order throughout. The ground floor comprises a convenient shower room, large dining room which leads through to the sitting room and modern kitchen. Downstairs also provides a large family/dining area which looks onto the rear garden as well as a utility/drying area with access into the spacious double garage. Upstairs boasts four spacious bedrooms and a contemporary shower room, There is a separate staircase to the games room above the garage. Externally this wonderful home benefits from driveway parking for two cars. The rear garden provides a lovely outdoor space for entertaining. Kenilworth Drive is set within a quiet cul-de-sac in the Boyatt wood area which finishes off a lovely family home being offered with no forward chain.

ACCOMMODATION

Ground Floor

Entrance Hall/Porch:

Shower Room:
Suite comprising walk-in shower cubicle with glass screen, WC, wash basin.

Dining Room:
17'3" x 15'8" (5.27m x 4.78m) Stairs to first floor and storage cupboard.

Sitting Room:
13'11" x 12' (4.25m x 3.66m) Fireplace.

Kitchen:
8'6" x 7'2" (2.58m x 2.19m) Range of units including integrated fridge, gas hob with with extractor hood over, oven and microwave/oven.

Breakfast Room.
Stairs to games room.

Conservatory:
21'7" x 14' (6.59m x 4.27m) Log burner and French doors to garden, space for lounge furniture, space for table and chairs.

Utility Room:
8'4" x 6'8" (2.53m x 2.02m) Wash basin.

Laundry Room:
20'7" x 7'4" (6.28m x 2.24m) Space for washing machine and tumble dryer, boiler, access to garage.

First Floor

Landing:

Bedroom 1:
14'4" x 10'3" (4.36m x 3.13m) Fitted overhead wardrobes.

Bedroom 2:
10'11" x 10'4" (3.33m x 3.15m) Built in wardrobe.

Bedroom 3:
10'9" x 9'2" (3.27m x 2.79m)

Bedroom 4:
8'11" x 8'11" (2.71m x 2.71)

Games Room:
19'10" x 16'9" (6.04m x 5.12m)

Shower Room:
Walk in shower with glass screen, fitted cupboards and wash basin with cupboard under, WC.

OUTSIDE

Front:
Driveway parking for two cars, area laid to lawn and area planted with shrubs.

Rear Garden:
Patio area, area laid to lawn, brick and glass outhouse/storage room, small steps to side gate.

Garage:
17' x 16'3" (5.17m x 4.95m) The current vendor uses the garage as a gym.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1977

Approximate Area:
2268sqft/210.6sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light

Infant/Junior School:
Shakespeare Infant/Junior School

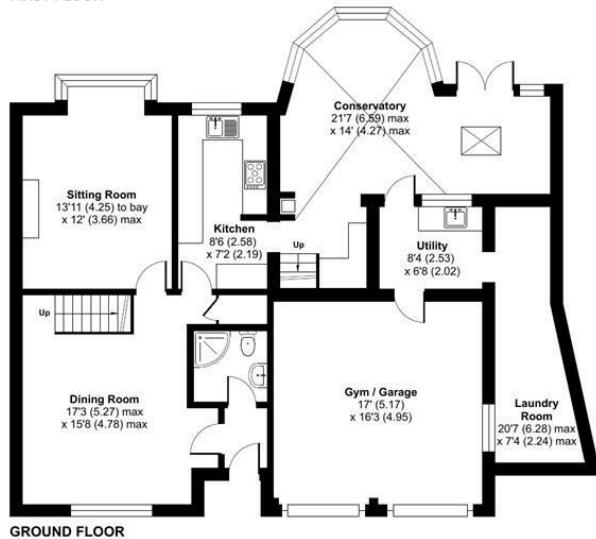
Secondary School:
Crestwood Community School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

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 = 1095 sq ft / 101.7 sq m
 First Floor = 899 sq ft / 83.5 sq m
 Garage = 274 sq ft / 25.4 sq m
 Total = 2268 sq ft / 210.6 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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1380400



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