



Connells

Dakota Way  
EASTLEIGH



## Property Description

Situated in a desirable area of Eastleigh, this spacious and well-maintained three-bedroom detached family home is offered with no forward chain, making it an ideal choice for a smooth and swift move.

The property benefits from a driveway leading to a garage, providing convenient off-road parking.

Upon entering, the welcoming entrance hall leads to a downstairs cloakroom, a generously sized lounge complete with an electric fireplace and a modern fitted kitchen with ample space for dining.

Double doors open through to a bright conservatory, creating an excellent additional living space overlooking the garden.

Upstairs, the property offers three well-proportioned bedrooms, all featuring built-in wardrobes.

The master bedroom further benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms.

Externally, the rear garden is thoughtfully arranged with a combination of decking and lawn, along with a shed and direct access to the garage-ideal for both relaxing and entertaining.

This attractive modern home is perfectly positioned close to local amenities and excellent transport links, and is ready for immediate occupation.

## Entrance Porch

New front door 2017.

## Entrance Hall

Fuse box. Radiator.

## Cloakroom

Toilet. Wash hand basin. Radiator.

## Lounge Diner

Double glazed window to front aspect. Electric fireplace. Radiator x2. Airing cupboard. TV port.

## Kitchen

Double glazed window to rear aspect. Sliding doors to conservatory. Modern fitted kitchen with wall and base units. Integral gas oven, hob and extractor fan. Space for dishwasher, fridge freezer and washing machine. Breakfast bar. Boiler. Spotlights. Radiator.

## Conservatory

Built in January 2020. Double glazed windows. Double glazed doors to garden. Electrics.

## Bedroom 1

Double glazed windows to front aspect x2. Radiator. Built in wardrobe. TV port.

## En-Suite

Double glazed window. Toilet. Wash hand basin. Shower cubicle. Shaving port.

## Bedroom 2

Double glazed window to rear aspect. Built in wardrobe. Radiator. TV port. Loft access.

## Bedroom 3

Double glazed window to rear aspect. Built in wardrobe. Radiator. Single bedroom.

## Bathroom

Toilet. Wash hand basin. Bath with shower attachment. Radiator. Extractor fan.

## Loft Access

Fully boarded with built in ladder.

## Outside

To the front. Garage and driveway.  
To the rear. Decking area. Lawn area. Shed set on patio area at rear. Outside tap. Outside electrics. Access to garage.

## Garage

Electric roller door. Storage space above. Electrics. Shelves and worktop space.

## Agent Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Total floor area 94.9 m<sup>2</sup> (1,021 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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19 Market Street  
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EPC Rating: Council Tax  
 Awaited Band: C

**view this property online [connells.co.uk/Property/EGH308128](http://connells.co.uk/Property/EGH308128)**

Tenure: Freehold



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