



sparks ellison

10 Silentwood Road, Eastleigh, SO50 9SU

£535,000

Nestled in the tranquil setting of Silentwood Road, within the desirable North Stoneham Park in Eastleigh, this stunning four-bedroom detached house is a remarkable new build, completed in 2024. This property offers a perfect blend of modern living and comfort, making it an ideal family home. As you enter, you are greeted by a large entrance hall before the impressive open-plan kitchen, dining, and family room across the rear of the home that creates a warm and inviting atmosphere, perfect for entertaining. There is also a utility space within the kitchen and the separate sitting room provides a separate retreat, lastly downstairs there is the bonus of a cloakroom. The master bedroom is a true highlight, featuring an ensuite while the additional three bedrooms are generously sized, providing ample space for family members or guests and sharing the family bathroom. Set within a great development, this property benefits from a community feel while still being close to local amenities and transport links. The surrounding area is perfect for families, with parks and recreational spaces nearby.

ACCOMMODATION

Ground Floor

**Entrance Hall:**  
Tiled floor, storage cupboard and stairs to first floor.

**Cloakroom:**  
White suite comprising WC and wash basin.

**Sitting Room:**  
14'8" x 13'5" (4.48m x 4.08m) Dual aspect and bay window.

**Kitchen/Dining/Family Room:**  
21'4" x 16'4" (6.51m x 4.97m) Range of units including an integrated fridge/freezer, double oven, gas cooker with extractor hood over and dishwasher. Large island with integrated sockets and Karndean flooring. Double doors onto rear garden.

**Utility Area:**  
4'9" x 3'1" (1.46m x 0.95m) Space for washing machine and tumble dryer.

First Floor

**Landing:**  
Storage cupboard, accommodating boiler and access to loft space.

**Bedroom 1:**  
12'5" x 11'10" (3.79m x 3.60m)

**En-Suite:**  
White suite comprising WC, wash basin, shower cubicle with sliding glass door.

**Bedroom 2:**  
11'11" x 8'7" (6.51m x 4.97m)

**Bedroom 3:**  
11'9" x 8'7" (3.59m x 2.62m)

**Bedroom 4:**  
9'3" x 7'11" (2.82m x 2.42m)

**Bathroom:**  
Suite comprising bath with shower over, wash basin, WC.

OUTSIDE

**Front:**  
Driveway leading to garage and path to the front door, bordered by shrubs and metal black fence.

**Rear Garden:**  
Patio area with path to side access, lawned area and bordered by fencing and brick wall.

**Garage:**  
19'7" x 9'11" (5.996m x 3.02m)

OTHER INFORMATION

**Tenure:**  
Freehold

**Maintenance Agreement:**  
£200 per annum for the maintenance of the green areas.

**Approximate Age:**  
2024

**Approximate Area:**  
134.1 sq m / 1444 sq ft (including Garage)

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Stoneham Park Academy

**Secondary School:**  
Crestwood Community School

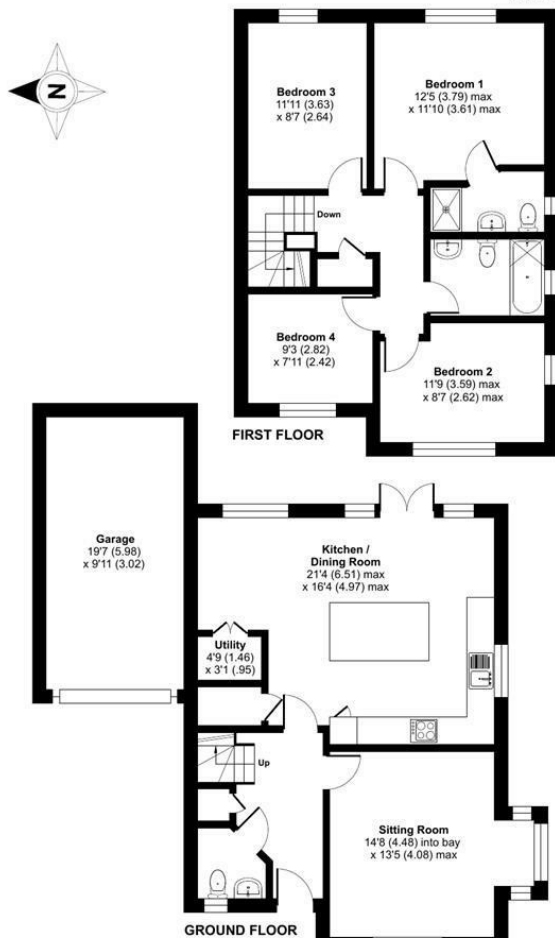
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**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 £20 + vat per person for these checks.



Ground Floor = 632 sq ft / 58.7 sq m  
 First Floor = 618 sq ft / 57.4 sq m  
 Garage = 194 sq ft / 18 sq m  
 Total = 1444 sq ft / 134.1 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 88                      | 89        |
| (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 |           |

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