



**Connells**

Goodwood Court Knowle Lane  
Horton Heath Eastleigh





## Property Description

A wonderful opportunity to purchase this spacious four-bedroom detached family home, complete with an integral garage, solar panels and a generous driveway offering parking for multiple vehicles.

Step inside to a welcoming entrance hall featuring a convenient downstairs cloakroom.

The bright and inviting lounge enjoys a charming feature fireplace and opens through to the impressive kitchen/diner, creating the perfect flow for modern family living. The beautifully presented kitchen/diner offers ample worktop space, contemporary appliances, and room for a dining table, with elegant double doors leading out to the garden.

A separate utility room-accessed from the kitchen-provides additional worktop and storage space, making everyday life that little bit easier.

Upstairs, the property offers a spacious master bedroom complete with en-suite, three further well-proportioned bedrooms, and a stylish family shower room.

The rear garden is a real highlight, boasting a generous decking area ideal for outdoor dining, a well-kept lawn, a wooden shed, and handy side access.

Nestled in the highly sought-after area of Horton Heath, this fantastic family home truly has so much to offer and is not to be missed.

## Entrance Hall

PVC door to front. Radiator. Built in storage under stairs.

## Cloakroom

Double glazed window to front aspect. Vanity sink. Toilet. Heated radiator. Extractor fan.

## Kitchen Diner

17' 8" max x 11' 8" max ( 5.38m max x 3.56m max )

Double glazed window to rear aspect. Double glazed patio doors to rear garden. Beautifully presented fitted kitchen with wall and base units. Fitted electric oven, hob and extractor fan. Integral fridge. Granite work top with sink and drainer. Radiator.

## Utility Room

7' 7" max x 6' 7" max ( 2.31m max x 2.01m max )

Double glazed door to rear aspect. Double glazed window to rear aspect. Fitted wall and base units. Integral dishwasher. Space for washing machine. Radiator.

## Landing

Stairs from hallway to landing. Radiator. Built in airing cupboard. Loft access.

## Bedroom 1

15' 3" max x 10' max ( 4.65m max x 3.05m max )  
Double glazed window to front aspect. TV port.

## En-Suite

Double glazed window to front aspect. Shower cubicle. Wash hand basin. Toilet. Shaving port. Radiator. Tiled.

## Bedroom 2

11' 1" x 8' ( 3.38m x 2.44m )  
Double glazed window to rear aspect. Built in wardrobe. Radiator.

## Bedroom 3

8' 8" x 7' 9" ( 2.64m x 2.36m )  
Double glazed window to front aspect. Built in cupboard. Radiator.

## Bedroom 4

8' 6" max x 7' 7" max ( 2.59m max x 2.31m max )  
Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window to rear. Shower cubicle. Vanity sink and units. Toilet. Radiator. Tiled.

## Outside

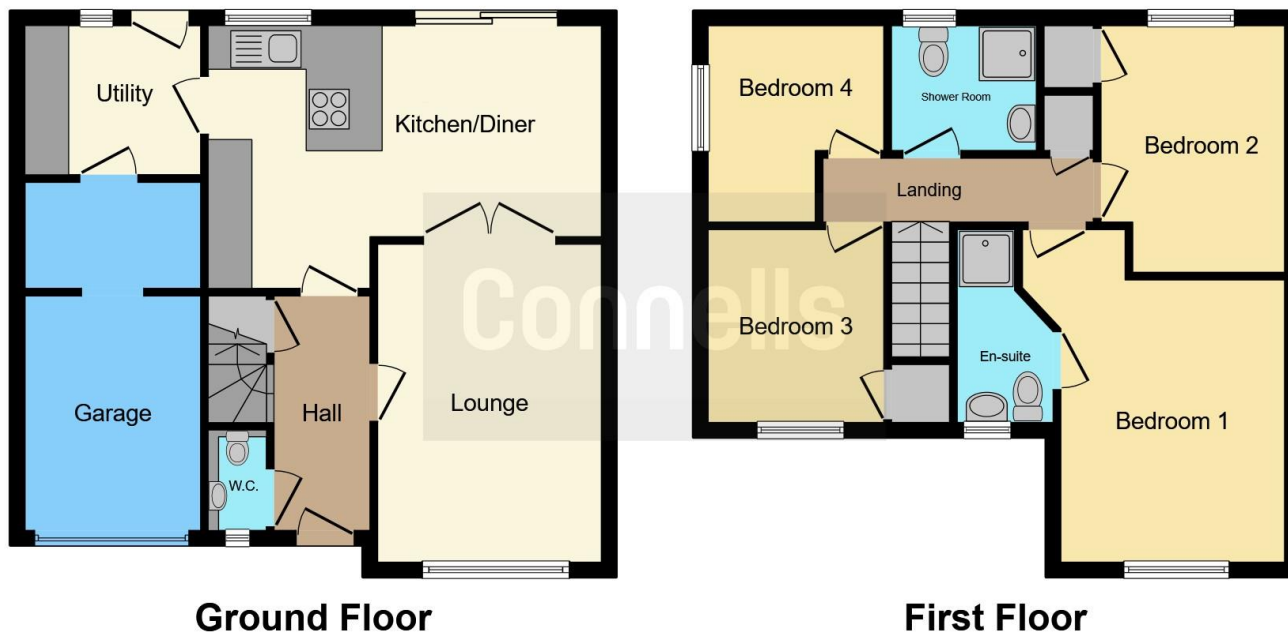
To the front. Off road parking for 4/5 cars. Hard standing driveway.  
To the rear. Side access. Large decking area. Wooden shed.  
Solar panels - owned outright.

## Garage

12' 7" x 7' 9" ( 3.84m x 2.36m )  
Electric door. Electricity. Controller box on wall for solar panels. Additional area for 2nd utility, space for tumble dryer. Boiler on wall.







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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: E

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Tenure: Freehold



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