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FOR SALE

Connells

The Quadrangle  
Eastleigh



### Property Description

Set in the sought-after location of Boyatt Wood, Eastleigh, this beautifully extended four-bedroom home offers an abundance of space both inside and out.

An expansive driveway, providing parking for multiple vehicles, greets you on arrival, along with convenient side gate access.

The welcoming entrance hall leads to a practical ground floor wet room-perfect for additional cleaning space.

A comfortable lounge features a charming feature fireplace.

A further sitting room offers flexible living options, while the bright conservatory creates a relaxing spot to enjoy garden views.

The separate dining room, with double doors leading to the garden, is ideal for family meals and entertaining, and a downstairs cloakroom adds to the home's convenience.

The well-appointed fitted kitchen boasts ample storage and workspace, a utility area, an integrated oven, and a side door for easy access.

Upstairs, you'll find four generously sized bedrooms alongside a modern family bathroom with a walk-in shower.

The rear garden is designed for low maintenance, featuring an artificial lawn, patio, and decking area-perfect for relaxing or hosting gatherings-with side access for added practicality.

With its versatile living spaces, generous proportions, excellent local amenities, and superb transport links, this property is the perfect family home.

### Entrance Hall

Radiator. Understairs cupboard.

### Wet Room

Double glazed window to front aspect. Wash hand basin. Walk in shower. Extractor fan. Spotlights.

### Lounge

Double glazed window to front. Radiator. Fireplace.

### Dining Room

Double glazed window to side aspect. Double glazed doors to garden. Radiator. Fitted bench seating area.

### Reception

Radiator. Built in unit. Open plan to kitchen.

### Kitchen

Door to side aspect. Fitted kitchen with wall and base units, Service hatch. Space for dishwasher and fridge freezer. Integrated oven and hob. Utility area with space for washing machine and tumble dryer.

### Cloakroom

Double glazed window to side aspect. Toilet. Wash hand basin. Radiator.

### Conservatory

Double glazed window to rear aspect. Radiator.

## Bedroom 1

Double glazed window rear aspect. Radiator. Ceiling fan.

## Bedroom 2

Double glazed window to front aspect. Radiator. Fitted blinds. Built in wardrobes. Ceiling fan.

## Bedroom 3

Double glazed window to rear aspect. Radiator. Ceiling fan.

## Bedroom 4

Double glazed window to side aspect. Made to fit blinds. Radiator.

## Bathroom

Wet room. Double glazed window to side aspect. Wash hand basin. Walk in shower. Toilet. Heated towel rail. Extractor fan.

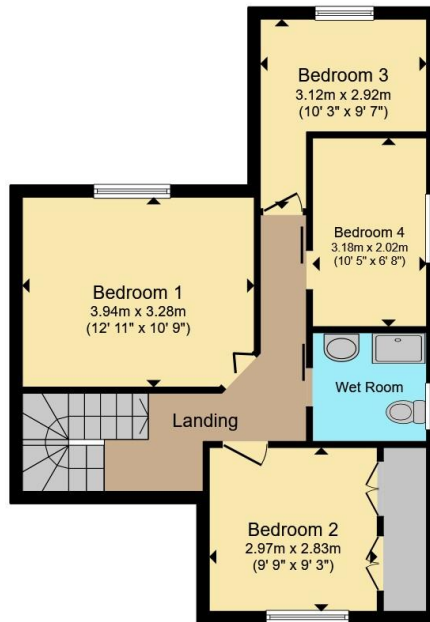
## Outside

To the front. Paved driveway for multiple cars. To the rear. Side access. Wooden panel fencing. Artificial lawn. Patio and decking area. Shrubs, trees and flower borders





**Ground Floor**



**First Floor**

Total floor area 126.2 m<sup>2</sup> (1,359 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



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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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