



sparks ellison

# 45 Wolfe Street, North Stoneham Park, Eastleigh, SO50 9RE

£390,000

Situated within the popular North Stoneham Park development, this well presented three bedroom semi detached home on Wolfe Street offers modern and practical accommodation throughout and is ready to move into with no forward chain. The ground floor comprises a spacious entrance hall, a study ideal for home working, a kitchen/dining room and a sitting room overlooking the rear garden. There is also a cloakroom and useful storage cupboards. Upstairs are three well sized bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom. Externally, the property benefits from private driveway parking for two vehicles and a private rear garden, providing an excellent space for outdoor dining and entertaining. North Stoneham Park remains a sought after location, offering convenient access to local amenities, transport links and woodland walks, making it an excellent choice for families and professionals alike.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Access to each room, stairs to first floor and two large storage cupboards.

#### Kitchen/Dining Room:

16'0" x 11'6" (4.87m x 3.50m) Range of units comprising integrated fridge/freezer, dishwasher, electric oven and induction hob with extractor hood over. French doors onto rear garden.

#### Sitting Room:

16'8" x 9'8" (5.09m x 2.94m) French doors onto rear garden.

#### Cloakroom:

Comprising WC and wash basin.

#### Study:

7'9" x 4'7" (2.35m x 1.40m)

### First Floor

#### Landing:

Access to loft space.

#### Bedroom 1:

12'2" x 11'8" (3.72m x 3.55m)

#### En-Suite:

Suite comprising WC, wash basin and walk in shower cubicle with glass screen.

#### Bedroom 2:

14'8" x 8'0" (4.48m x 2.43m) Fitted wardrobes.

#### Bedroom 3:

12'10" x 7'6" (3.92m x 2.30m)

#### Bathroom:

Suite comprising WC, wash basin and bath with shower over and glass screen.

## OUTSIDE

#### Front:

Shingle and lawn space, path to front door. Private Driveway parking.

#### Rear Garden:

Large patio area with lawn space, side access and large shed.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2022

#### Approximate Area:

1044 sq ft / 96.8 sq m

#### 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

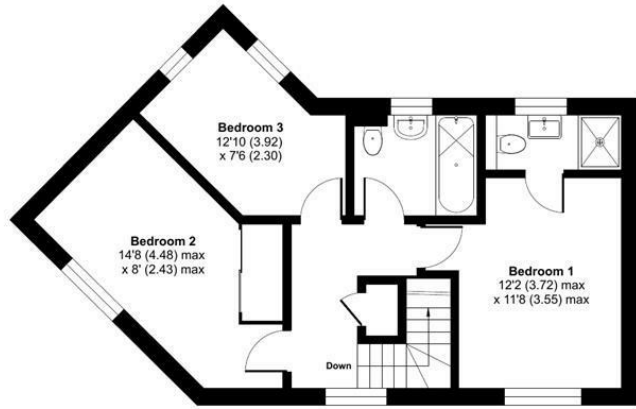
#### Council Tax:

Band C

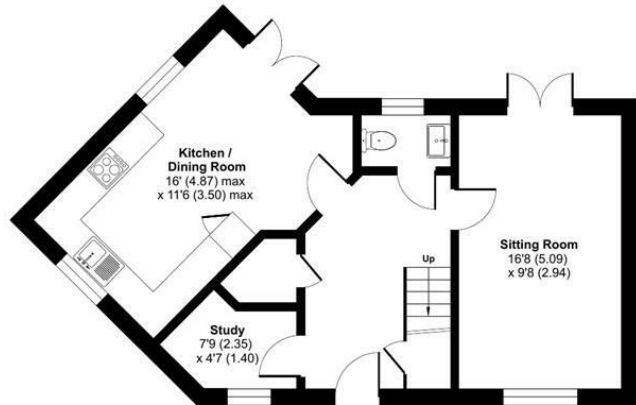
#### Agents Note:

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.

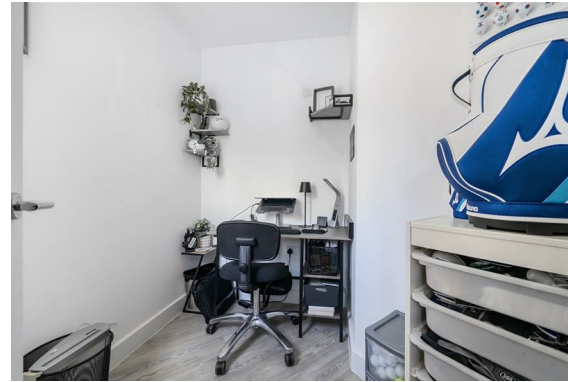
Ground Floor = 522 sq ft / 48.4 sq m  
 First Floor = 522 sq ft / 48.4 sq m  
 Total = 1044 sq ft / 96.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	88
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2026. Produced for Sparks Ellison. REF: 1483617.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



