



sparks ellison

4 Avery Fields, Allbrook, Eastleigh, SO50 4BY

£450,000

A wonderful townhouse forming part of this small exclusive gated development constructed in 2005 situated within the popular Allbrook area falling within the catchment for the highly regarded Thornden School. The property affords deceptively spacious accommodation arranged over several floors which in itself affords a degree of versatility and use of rooms. The hub of the house is the impressive 27'8" x 15'6" kitchen/dining/family space with further sitting room on the top floor measuring 18'4" x 15'5" both of which provide balconies with outstanding views to the rear. In addition the accommodation provides four bedrooms, en-suite shower room to the main bedroom together with bathroom and two cloakrooms. The rear garden measures approximately 50ft in length and affords a pleasant outlook over a wooded area. There is also the benefit of a carport to the front measuring 16'7" x 15'8".

ACCOMMODATION

Ground Floor

Entrance Hall: Stairs to upper and lower levels.

First Floor

Landing: Stairs to upper first floor.

Kitchen/Dining/Family Room: 27'8" x 15'6" (8.43m x 4.72m) The kitchen area is fitted with a range of units and breakfast bar, electric oven and gas hob with extractor hood over, integrated fridge and freezer, space and plumbing for further appliances, boiler, open plan to:

Dining/Family Space: Space for table and chairs and sofas with double doors to balcony.

Second Floor

Cloakroom: Wash basin, w.c.

Sitting Room: 18'4" x 15'5" (5.59m x 4.70m) Hatch to loft space, double doors to balcony.

Ground Floor

Inner Hallway:

Bedroom 1: 15'6" x 15'6" (4.72m x 4.72m)

En-suite: 7'6" x 5'6" (2.29m x 1.68m) Suite comprising shower cubicle, wash basin, w.c., tiled walls.

Bedroom 3: 13'4" x 11'9" max (4.06m x 3.58m max)

Cloakroom: Wash basin, w.c.

Lower Ground Floor

Hallway: Airing cupboard.

Bedroom 2/Family Room: 15'6" x 11'9" excluding recess (4.72m x 3.58m excluding recess) Double doors to rear garden.

Bedroom 4: 11'10" x 11'6" (3.61m x 3.51m) Door to courtyard with timber deck.

Bathroom: 6'9" x 6'2" (2.06m x 1.88m) Suite comprising bath, wash basin, w.c., tiled floor.

OUTSIDE

Rear Garden: The property enjoys a rear garden measuring approximately 50ft in length with a patio adjoining the house leading onto a lawned area which in turn leads onto a two tiered deck ideal for outside entertaining affording a pleasant outlook over a wooded area.

Carport: 16'7" x 15'8" (5.05m x 4.78m)

OTHER INFORMATION

Tenure: Freehold (Please note there is a management company for the development with a monthly service charge of £30.00)

Approximate Age: 2005

Approximate Area: 174.8sqm/1882sqft

Sellers Position: No forward chain

Heating: Gas central heating

Windows: UPVC double glazed windows

Loft Space: Partially boarded with ladder and light connected

Infant/Junior School: Otterbourne Primary School

Secondary School: Thornden Secondary School

Council Tax: Band E - £2,122.81 20/21

Local Council: Eastleigh Borough Council - 02380 688000

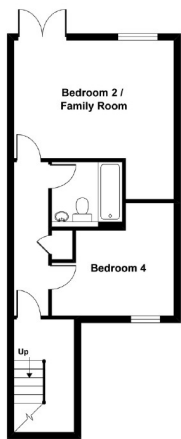
Lower Ground Floor = 482 sq ft / 44.8 sq m
 Ground Floor = 582 sq ft / 54 sq m
 First Floor = 467 sq ft / 43.3 sq m
 Second Floor = 351 sq ft / 32.6 sq m
 Total = 1882 sq ft / 174.8 sq m
 For identification only - Not to scale



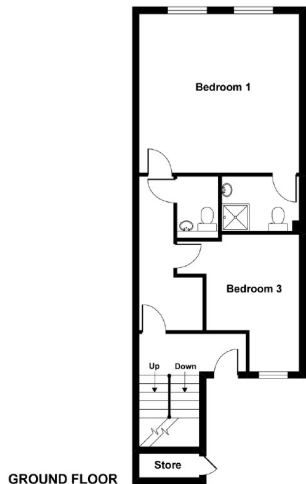
FIRST FLOOR



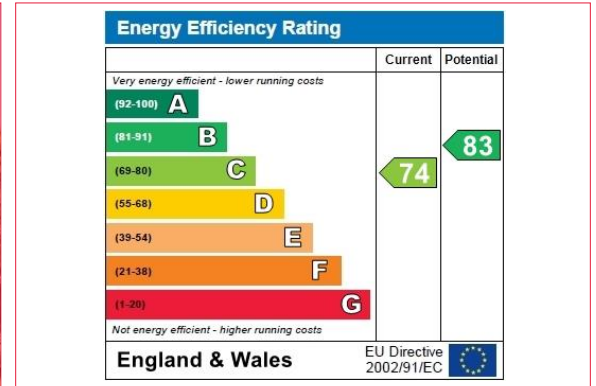
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Sparks Ellison. REF: 655716

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