



## 17, Mottisfont Road, Boyatt Wood, Eastleigh, SO50 4PN

### Reduced To £290,000

This spacious and well-presented three-bedroom family home offers generous living accommodation, a good-sized garden, and convenient parking to the rear. Set in a popular, pedestrian-only location close to schools and local shopping, the property enjoys a bright and airy sitting room, a superb family-sized kitchen/dining room, and a practical layout with a three-piece bathroom. A welcoming, well-maintained interior, this is an ideal home for families seeking comfort, space, and convenience.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed via a pathway through the front garden to a canopied entrance porch. A upvc door with obscure panel opens to

### Entrance Hallway

Textured ceiling, coving, ceiling light point. 'Karndean' style floor covering, single panel radiator.

A six panel door opens to a storage cupboard housing the electric meter, consumer unit and gas meter.

Staircase leading to the first floor landing with open under stairs storage area.

### Lounge 13'8" x 11'5" (4.19 x 3.49)

Textured ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, continuation of flooring from the entrance hallway. Double panel radiator, provision of power points and television point.

### Kitchen 17'8" x 9'4" (5.39 x 2.87)

The kitchen is fitted with a range of light gray, handle less cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink with drainer and a mono bloc mixer tap. Five burner 'Kenwood' gas hob with chimney style extractor hood over. 'Zanussi' fan assisted oven, 'Zanussi' integrated microwave. 'Bush' automatic washing machine and a full sized dishwasher.

Smooth plastered ceiling, ten chrome downlighters, upvc double glazed window to the rear aspect and a upvc double glazed door giving direct access onto the rear garden, continuation of flooring from the entrance hallway.



### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. Textured ceiling with coving, ceiling light point, access to the roof void.

All doors are of a six panel design.

A door opens to an airing cupboard with slatted linen shelving, a second cupboard also provides useful shelving.

### Bedroom 1 14'6" x 8'6" (4.44 x 2.60)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.



### Bedroom 2 8'11" x 8'7" (2.72 x 2.64)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



### Bedroom 3 8'11" x 6'10" (2.74 x 2.09)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. A built in storage cupboard provides useful shelving.

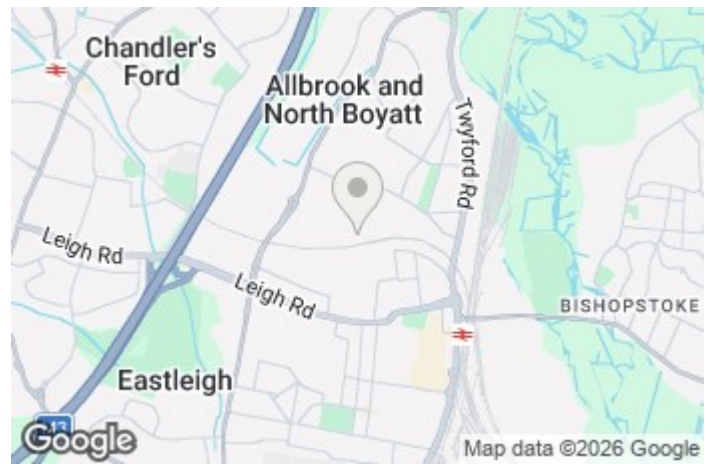


### Family Bathroom 8'9" x 5'6" (2.69 x 1.69)

The bathroom is fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath with

a glass and chrome folding shower screen over and inset electric 'Myra' shower. Ceramic glazed full height around the bath / shower area and splashback tiling behind the wash hand basin.

Textured ceiling with coving, ceiling light point, upbc obscure double glazed window to the rear aspect, ceramic glazed tiled flooring, two single panel radiator.



### Front Garden

The front garden is principally laid to lawn with hedgerow to one boundary.

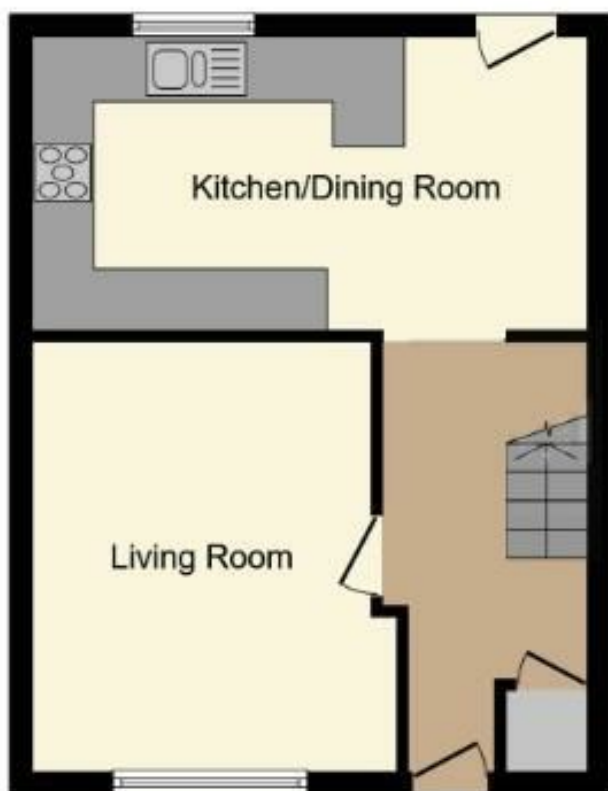
### Rear Garden

Stepping out from the kitchen door onto an area laid to patio. The garden is then made principally to lawn and is enclosed via timber panelled fencing.

A pedestrian gate to the rear, opens to a parking area. (accessed via the service road).



### Council Tax Band C



**Ground Floor**



**First Floor**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>69</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              | <b>87</b> |
| (81-91) <b>B</b>                                                |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |