



sparks ellison

29 Carthage Close, Chandler's Ford, SO53 2BL

£425,000

A stunning four bedroom family home presented to an exceptionally high standard throughout with a host of wonderful features to include a modern 25'3" x 15' open plan living space, four good sized bedrooms to include a loft conversion with luxury en-suite, re-fitted shower room on the first floor, re-fitted modern kitchen, downstairs cloakroom and garage. The property is located on a highly sought after road facing an open green being with Scantabout and therefore within walking distance of the centre of Chandlers Ford, the local Scantabout School, Thornden Secondary School, and bus stops to Southampton and Winchester.

ACCOMMODATION

Reception Hall:

Stairs to first floor.

Sitting/Dining/Kitchen:

25'3" x 15' x 10'10" (7.70m x 4.57m x 3.30m) A contemporary style open plan space with the sitting area provides space for sofa and chairs. The dining area providing space for table and chairs with double doors to rear garden. The kitchen is re-fitted with a range of modern grey gloss units with Quartz worktops, built in electric oven and microwave, induction hob, integrated fridge/freezer and dishwasher, understairs storage cupboard, underfloor heating.

Lobby:

Cupboard with space and plumbing for washing machine, door to garage, door to rear garden, tiled floor.

Cloakroom:

Modern white suite with chrome fittings comprising wash basin with cupboard under, tiled floor.

First Floor

Landing:

Door and stairs to second floor.

Bedroom 2

12'5" x 10'10" (3.78m x 3.30m) Built in wardrobe and storage cupboard.

Bedroom 3:

17' x 8' (5.18m x 2.44m) Built in wardrobe.

Bedroom 4:

10'10" x 7' (3.30m x 2.13m)

Shower Room:

8' x 5'6" (2.44m x 1.68m) Re-fitted modern white suite with chrome fittings and grey tiled floor and walls, walk in double width shower area with glazed screen, wash basin with cupboard under, wc, underfloor heating.

Second Floor

Bedroom 1:

17'6" x 13'6" (5.33m x 4.11m) Two Velux windows.

En-Suite:

12'3" x 4'6" (3.73m x 1.37m) Luxuriously appointed modern white suite with chrome fittings comprising egg shaped bath with free standing mixer tap, wash basin with cupboard under, wc, tiled floor, Velux window.

OUTSIDE

Front:

A driveway and gravelled area provides off street parking leading to the garage.

Rear Garden:

Approximately 40'7" x 23'6" Adjoining the house is a paved patio leading onto a lawned area enclosed by fencing.

Garage:

17'9" x 8' (5.41m x 2.44m) Light and power, boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1339sqft/123sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating, (Additional electric underfloor heating in the open plan area and shower room)

Windows:

UPVC double glazing

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

Local Council:

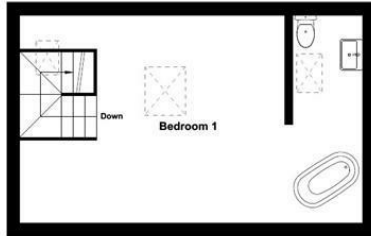
Eastleigh Borough Council - 02380 688000

Council Tax:

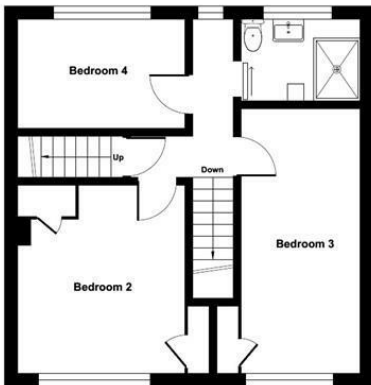
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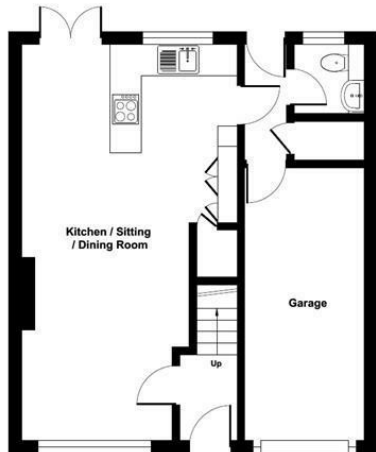
Ground Floor = 412 sq ft / 38 sq m
 First Floor = 500 sq ft / 46 sq m
 Second Floor = 293 sq ft / 27 sq m
 Garage = 134 sq ft / 12 sq m
 Total = 1339 sq ft / 123 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 935101

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