





# 16 Tomkyns Close, Chandler's Ford, SO53 4HL

£350,000

A modern three bedroom semi detached family home situated on the ever popular Knightwood Park development which provides an array of amenities including schooling, public house, Tesco local, fish and chip shop, health practices, vets and church along with a leisure centre and number of excellent woodland walks. The property provides well planned accommodation including a kitchen/breakfast room across the rear, opening into a conservatory, and an en-suite to the master bedroom. Tomkyns Close is a pleasant cul-de-sac that falls within catchment for Thornden School.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

#### Cloakroom:

5'8" x 2'7" (1.73m x 0.79m) White suite with chrome fittings comprising wash hand basin, WC.

#### Sitting Room:

17'7" x 14'5" (5.36m x 4.39m) Stairs to first floor.

#### Kitchen/Breakfast Room:

14'5" x 9' (4.39m x 2.74m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, fitted breakfast bar, wall mounted boiler, under stairs storage cupboard.

#### Conservatory:

13'1" x 10'11" (3.99m x 3.33m) Electric under floor heating.

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

11'6" x 8'5" (3.51m x 2.57m)

#### En suite:

8'5" x 4'4" (2.57m x 1.32m) White suite with chrome fittings comprising shower in cubicle, wash hand basin with cupboard under, WC.

#### Bedroom 2:

10'6" x 8'5" (3.20m x 2.57m)

#### Bedroom 3:

8'9" x 5'9" (2.67m x 1.75m)

#### Bathroom:

6'2" x 5'7" (1.88m x 1.70m) Comprising bath, wash hand basin with cupboard under, WC.

### OUTSIDE

#### Front:

Area laid to pebbles, side pedestrian access to rear garden, parking for two cars.

#### Rear Garden:

Measures approximately 35' x 20' and comprises paved patio area, area laid to lawn, variety of plants and shrubs.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1999

#### Approximate Area:

88.2sqm/949sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating (electric under floor heating in conservatory)

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded

#### Infant/Junior School:

Knightwood Primary School

#### Secondary School:

Thornden Secondary School

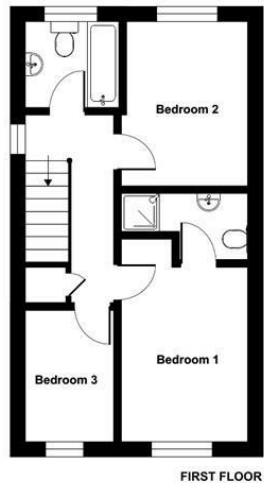
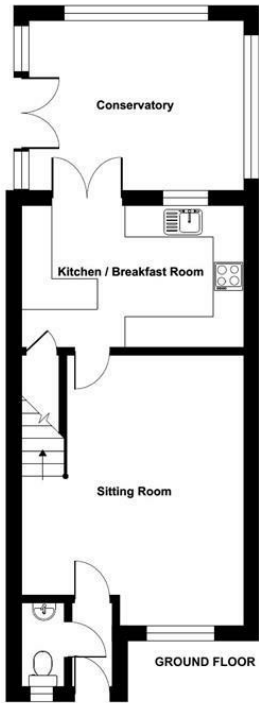
#### Local Council:

Test Valley Borough Council 01264 368000

#### Council Tax:

Band D

Ground Floor = 543 sq ft / 54.4 sq m  
 First Floor = 406 sq ft / 37.7 sq m  
 Total = 949 sq ft / 88.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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). © nrichcom 2022. Produced for Sparks Ellison. REF: 1025511

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