



22 Charlecote Drive, Chandler's Ford, SO53 1SF

£550,000

A charming four bedroom detached family home pleasantly situated in a quiet cul-de-sac within the popular North Millers Dale area which itself benefits from a local Gastro pub, Flexford Nature Reserve, and woodland walks, and is also within walking distance to a range of shops on Ashdown Road and Hiltingbury Road, Hiltingbury Community Centre and Hiltingbury Schools. The accommodation affords a spacious 25' living room, re-fitted kitchen/breakfast room, utility room and family room which completes the ground floor. On the first floor the main bedroom benefits from an en-suite shower room, three further bedrooms and family bathroom. The driveway has been block paved to provide off street parking leading to a garage and a delightful rear garden measures approximately 52' x 38'. North Millers Dale also falls within the catchment for popular Thornden Secondary School.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Living Room:

25' x 12'2" (7.62m x 3.71m) Feature fireplace surround, double doors to rear garden.

Inner Hallway:

Under stairs storage cupboard.

Cloakroom:

White suite comprising wash basin, wc.

Family Room:

14'3" x 8'10" (4.34m x 2.69m)

Kitchen/Breakfast Room:

14'5" x 9'2" (4.39m x 2.79m) Re-fitted range of modern units, integrated fridge/freezer, dishwasher, double oven and electric hob with extractor hood over, breakfast bar.

Utility Room:

7'10" x 6'10" (2.39m x 2.08m) Range of units, space and plumbing for appliances, door to outside.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

12'6" x 11'10" (3.81m x 3.61m) Fitted wardrobe and wardrobe to remain.

En-Suite:

White suite comprising shower cubicle, wash basin.

Bedroom 2:

13'4" x 8'1" (4.06m x 2.46m) Wardrobes to remain.

Bedroom 3:

11'3" x 8'2" (3.43m x 2.49m) Built in wardrobe.

Bedroom 4:

9'1" x 8'3" (2.77m x 2.51m) Wardrobe to remain.

Bathroom:

9'5" x 6'4" (2.87m x 1.93m) White suite comprising bath with mixer tap and shower attachment, wash basin, wc.

OUTSIDE

Front:

To the front of the property is a block paved driveway affording off street parking leading to a garage, adjacent mature planted beds, side gate to rear garden.

Rear Garden:

Measures approximately 52' x 38' and represents a particularly attractive feature of the property. Adjoining the house is a large deck ideal for outside entertaining leading onto an area laid to lawn surrounded by well stocked flower and shrub borders, bushes and trees.

Garage:

16'7" x 8'6" (5.05m x 2.59m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1981

Approximate Area:

136sqm/1466sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

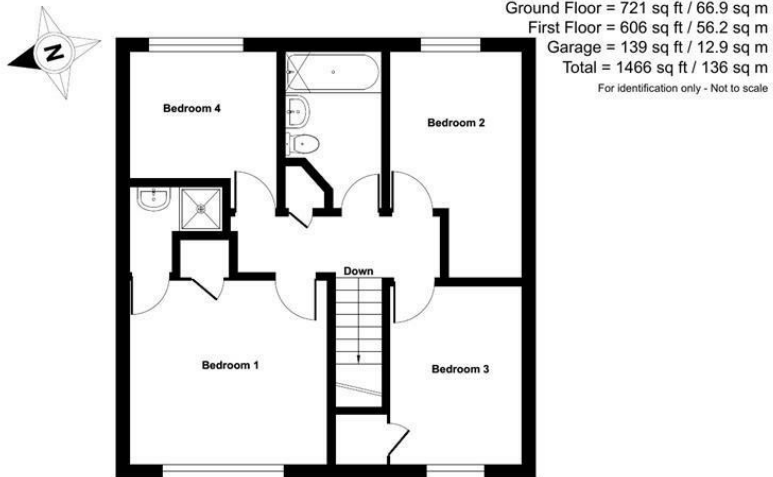
Thornden Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band E



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022. Produced for Sparks Ellison. REF: 1051373



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		64	
(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	

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