



# 46 Kelburn Close, Chandlers Ford, SO53 2PW

£375,000

An outstanding three bedroom home presented to an exceptional standard throughout affording an array of stunning features to include a 22'10" sitting/dining room, downstairs cloakroom, modern fitted kitchen/breakfast room, re-fitted bathroom and recently constructed outdoor cabin with light, power and heating making for an ideal home office, gym or hobbies room. The property is located in the popular South Millers Dale area and therefore within walking distance to a range of useful shops on Hursley Road together with Chandlers Ford railway station, with the centre of Chandlers Ford being a short distance away. The property is also offered for sale with no forward chain.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

#### Sitting/Dining Room:

22'10" x 15'4" (6.96m x 4.67m) Fireplace with gas coal effect fire, stairs to first floor, double doors to rear garden, under stairs cupboard.

#### Cloakroom:

Modern white suite with chrome fittings comprising wash basin, wc, space for tumble dryer, boiler.

#### Kitchen/Breakfast Room:

16'9" x 7'9" (5.11m x 2.36m) Modern fitted kitchen with matt white units, electric double oven, gas hob with extractor hood over, integrated fridge/freezer, additional integrated fridge, dishwasher, and washing machine, breakfast bar seating two, door to front.

### First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

12'3" x 8'7" (3.73m x 2.62m)

#### Bedroom 2:

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

#### Bedroom 3:

6'7" x 6'6" (2.01m x 1.98m) Excluding door recess, built in wardrobe.

#### Bathroom:

7'5" x 6'6" (2.26m x 1.98m) Re-fitted modern white suite with chrome fittings comprising P shaped bath with glazed screen, shower unit, wash basin, wc, tiled walls, shelved recess.

## OUTSIDE

#### Front:

Driveway affording off street parking, adjacent lawn.

#### Rear Garden:

Approximately 41' x 25' adjoining the rear of the house is a patio with raised planted borders leading onto area of artificial grass enclosed by fencing.

#### Outside Cabin::

16'4" x 10'7" (4.98m x 3.23m) Timber insulated construction with finished plaster board walls internally, light and power, electric heater, double doors to front.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1980's

#### Approximate Area:

79.1sqm/852sqft

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

#### Secondary School:

Toynbee Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band C



Ground Floor = 504 sq ft / 46.8 sq m  
 First Floor = 348 sq ft / 32.3 sq m  
 Total = 852 sq ft / 79.1 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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