



34 Bramble Hill, Chandler's Ford, SO53 4TP

£650,000

An attractive six bedroom detached family home constructed by the reputable PGC Group, located in a highly sought after and popular location, affording particularly spacious accommodation totaling nearly 2000sqft. Bramble Hill is a stunning cul-de-sac of pretty cottage style homes sitting within the popular Valley Park development with an array of facilities including shops, health practices, public house, schooling, leisure centre and woodland walks. No.34 provides flexible accommodation, ideal for family living and home working and has been extended into the roof space to create two further bedrooms and a bathroom to complement the four first floor bedrooms with two further bathrooms. The kitchen and dining room have been knocked through to create a larger open space and there has been the addition of a conservatory overlooking the rear garden. There is also a double garage with a gravel driveway to fore.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor. under stairs storage cupboard.

Cloakroom:

5'5" x 2'8" (1.65m x 0.81m) Comprising wash hand basin. WC.

Sitting Room:

21'3" x 12'2" (6.48m x 3.71m) Fireplace surround and hearth with open fire.

Conservatory:

14'5" x 11'8" (4.39m x 3.56m)

Kitchen/Family Room:

24'6" x 10' (7.47m x 3.05m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for dishwasher, space for table and chairs or sofas etc.

Utility Room:

8'8" x 6'6" (2.64m x 1.98m) Space and plumbing for washing machine, space for tumble drier, integrated larder fridge, integrated larder freezer.

FIRST FLOOR

Landing:

Stairs to second floor, built in airing cupboard.

Bedroom 1:

12'5" max x 12'2" (3.78m max x 3.71m) Built in wardrobes.

Bedroom 2:

12'1" x 10'3" (3.68m x 3.12m) Built in wardrobes.

En Suite:

6'7" x 5'8" White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

Bedroom 3:

9' x 8'6" to wardrobes. (2.74m x 2.59m to wardrobes) Built in wardrobes.

Bedroom 4:

8'10" x 8'8" (2.69m x 2.64m) Built in double wardrobe.

Bathroom:

8'1" x 5'6" (2.46m x 1.68m) Comprising bath with shower over, wash hand basin, WC.

SECOND FLOOR

Landing:

Bedroom 5:

12'11" x 12'3" (3.94m x 3.73m)

Bedroom 6:

12'11" x 10'2" (3.94m x 3.10m)

Bathroom:

9'1" x 5'3" max (2.77m x 1.60m max) White suite with chrome fittings comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE

Front:

Planted bed, side pedestrian access to rear garden, gravel driveway providing off road parking.

Rear Garden:

Measures approximately 53' x 34' and comprises large paved patio area, variety of mature plants, bushes and trees, garden shed, outside tap.

Garage:

18'2" x 16'11" (5.54m x 5.16m) With twin electric up and over doors, door to rear garden power and light, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1997

Approximate Area:

211.1sqm/2272sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St. Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

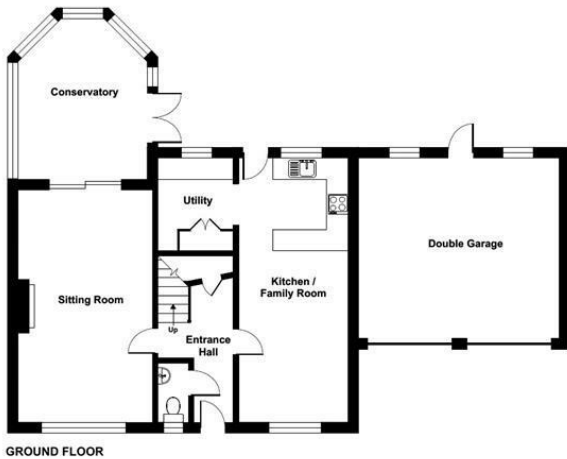
Band E

Local Council:

Test Valley Borough Council - 01264 368000



Ground Floor = 896 sq ft / 83.2 sq m
 First Floor = 664 sq ft / 61.7 sq m
 Second Floor = 398 sq ft / 37 sq m
 Garage = 314 sq ft / 29.2 sq m
 Total = 2272 sq ft / 211.1 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		70	77
(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: 1056210

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