



sparks ellison

39 Field View, Chandler's Ford, SO53 4LJ

£570,000

A well presented four bedroom detached family home affording spacious well proportioned rooms highlighted in particular by the four spacious bedrooms together with en-suite and main bathroom to the first floor. On the ground floor you walk into a 18'8" reception hall with two main reception rooms complemented by a conservatory, kitchen, utility room and cloakroom. The single garage is integral with useful direct access to the hallway. Field View is a quiet cul-de-sac nestled within the popular Knightwood Park area and within the catchments for the popular Knightwood and Thornden Schools. Local shops are to be found in Pilgrims Close and Knightwood affords pleasant woodland walks and a leisure centre.

ACCOMMODATION

Ground Floor

Reception Hall:

18'8" (5.69) In length, stairs to first floor, coats cupboard, wooden floor.

Cloakroom:

Re-fitted white suite comprising wash basin, wc, tiled floor.

Sitting Room:

17'3" x 10'7" (5.26m x 3.23m) Fireplace.

Dining Room:

12'10" x 10'8" (3.91m x 3.25m) Wooden floor, patio doors to conservatory.

Conservatory:

13' x 10'10" (3.96m x 3.30m) Tiled floor, double doors to rear garden.

Kitchen:

14'2" x 9'4" (4.32m x 2.84m) A range of units with wooden worktops, electric double oven, gas hob with extractor hood over, integrated dishwasher and fridge/freezer.

Utility Room:

6'2" x 5'3" (1.88m x 1.60m) Space and plumbing for appliances, sink unit, cupboards, door to outside.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

16' x 10'7" (4.88m x 3.23m) Built in triple wardrobe.

En-Suite:

7'9" x 6' (2.36m x 1.83m) Re-fitted white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

Bedroom 2:

12' x 11' (3.66m x 3.35m) Double wardrobe.

Bedroom 3:

12'3" x 8'3" (3.73m x 2.51m)

Bedroom 4:

10'10" x 7'10" (3.30m x 2.39m)

Bathroom:

8'10" x 7'5" (2.69m x 2.26m) Suite comprising bath with mixer tap and shower attachment, wash basin, wc.

OUTSIDE

Front:

Double width driveway affording off street parking, adjacent garden and pathway to rear garden.

Rear Garden:

Approximately 42' x 38' Adjoining the house is a deck leading on to a lawned area surrounded by flower and shrub borders and enclosed by fencing, shed.

Garage

17'8" x 8'4" (5.38m x 2.54m) Light and power, boiler, door to reception hall.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1997

Approximate Area:

1650sqft/153.3sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Knightwood Primary School

Secondary School:

Thornden Secondary School

Local Council:

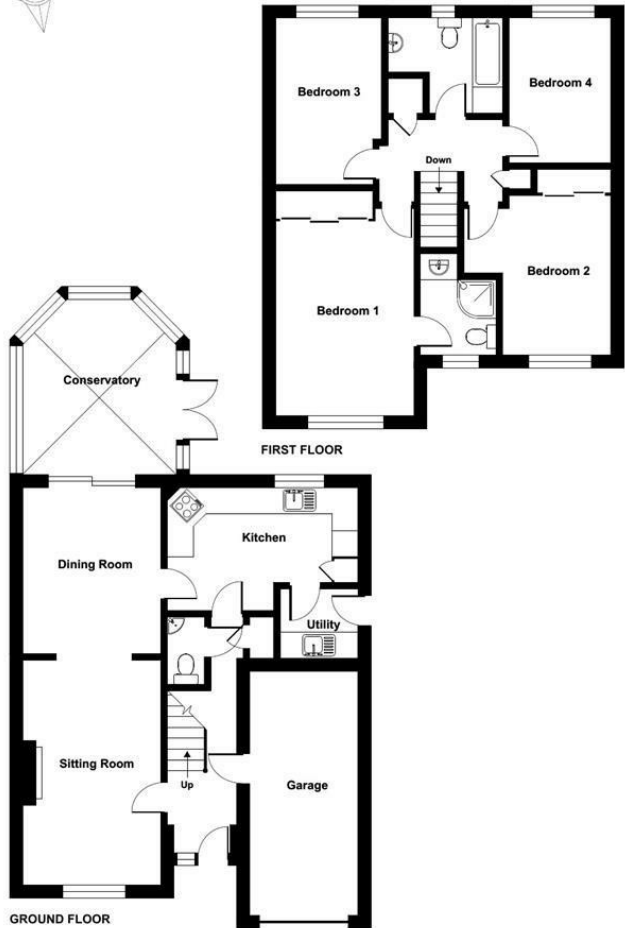
Test Valley Borough Council ~ 01264 368000

Council Tax:

Band F



Ground Floor = 773 sq ft / 71.8 sq m
 First Floor = 721 sq ft / 67 sq m
 Garage = 156 sq ft / 14.5 sq m
 Total = 1650 sq ft / 153.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1071507



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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