



sparky ellison

2 Tenby Drive, Chandler's Ford, SO53 4NL

£550,000

An exceptionally well presented four bedroom detached family home constructed by PGC back in the mid 1980's forming part of a highly sought after small development on the edge of Valley Park. The property commences with a spacious entrance hall leading to a 22ft sitting room, separate dining room and modern re-fitted kitchen. On the first floor the main bedroom benefits from an en-suite with three further bedrooms all with built in wardrobes and family bathroom. To the front is a brick paved driveway affording off street parking leading to a carport and single garage with the rear garden measuring approximately 47' x 38'. Tenby Drive is conveniently placed for access to a range of local shops and amenities in Pilgrims Close together with the popular St. Francis School. Easy access can be gained to the motorway network and the centre of Chandler's Ford.

ACCOMMODATION

GROUND FLOOR

Reception hall:

10'8" x 9'8" (3.25m x 2.95m) Stairs to first floor with cupboard under.

Cloakroom:

Wash basin, w.c.

Sitting Room:

22' x 11'6" (6.71m x 3.51m) Brick fireplace with gas coal effect fire, patio doors to rear garden.

Dining Room:

11' x 9'10" (3.35m x 3.00m)

Kitchen:

17'2" x 7'10" (5.23m x 2.39m) Re-fitted with a comprehensive range of cream gloss units, electric oven and gas hob with extractor hood over, integrated dishwasher, space and plumbing for further appliances, cupboard housing boiler, door to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space, airing cupboard, feature window to the front.

Bedroom 1:

11'6" x 11' (3.51m x 3.35m) Built in wardrobe

En-suite:

Shower cubicle, wash basin, w.c.

Bedroom 2:

11'6" x 9'6" (3.51m x 2.90m) Built in wardrobe.

Bedroom 3:

9'10" x 9'4" (3.00m x 2.84m) Built in wardrobe.

Bedroom 4:

9'6" x 7'4" (2.90m x 2.24m) Built in wardrobe.

Bathroom:

8' x 6'2" (2.44m x 1.88m) Suite comprising bath with mixer tap and shower attachment, wash basin, w.c.

OUTSIDE

Front:

To the front of the property is a brick paved driveway affording off street parking for 2/3 cars with adjacent lawned area. Car port affording further off street parking and gate to rear garden.

Rear Garden:

Approximately 47' x 38'. Adjoining the house is a patio leading onto a lawned area, surrounded by well stock borders and enclosed by fencing, garden shed.

Garage:

16'10" x 9' (5.13m x 2.74m) Light and power, door to rear, loft storage space.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1984

Approximate Area:

124.1sqm/1336sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

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 = 668 sq ft / 62 sq m
 First Floor = 668 sq ft / 62 sq m
 Total = 1336 sq ft / 124.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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 2024. Produced for Sparks Ellison. REF: 1090180

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