



sparks ellison

# 1 Doric Close, Chandler's Ford, SO53 2PF

£675,000

A beautifully appointed four bedroom detached family home situated in a popular cul de sac location close to the centre of Chandler's Ford. The property enjoys spacious accommodation including a 20'10" Sitting Room and 20'7" Kitchen/Dining Room. The master bedroom benefits from an en suite shower room and there is also a separate study. Externally there is parking for 4/5 vehicles and a wonderful 60' Westerly facing Rear Garden. Doric Close sits within catchment for Thornden School and the property is offered for sale with no forward chain.

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

5'11" x 2'8" (1.80m x 0.81m) White suite with chrome fittings comprising wash hand basin with cupboard under, WC.

#### Sitting Room:

20'10" x 12'8" (6.35m x 3.86m) Fitted Log Burner.

#### Study:

9'7" x 8'7" (2.92m x 2.62m)

#### Kitchen/Dining Room:

20'7" x 10'10" (6.27m x 3.30m) Built in double oven, built in induction hob, integrated extractor hood, integrated dishwasher, integrated larder fridge, integrated larder freezer, breakfast bar, space for table and chairs.

#### Utility Room:

9'7" x 5'3" (2.92m x 1.60m) Plumbing for washing machine, space for tumble dryer.

#### Store Room:

9'8" x 6'7" (2.95m x 2.01m) Wall mounted boiler. (This room was originally the garage)

### First Floor:

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

12'7" max x 10'11" (3.84m x 3.33m) Built in wardrobes.

#### En Suite:

3'8" x 3' (1.12m x 0.91m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

#### Bedroom 2:

12'7" x 9'7" (3.84m x 2.92m)

#### Bedroom 3:

10'11" max x 8'7" max (3.33m x 2.62m)

#### Bedroom 4:

9'8" x 7'8" (2.95m x 2.34m)

### Bathroom:

6'3" x 5'6" (1.91m x 1.68m) White suite with chrome fittings comprising bath with shower over, wash hand basin with cupboard under, WC, tiled floor, tiled walls.

### OUTSIDE:

#### Front:

Area laid to lawn, side pedestrian access to rear garden, driveway providing off road parking for several vehicles.

#### Rear Garden:

Measures approximately 60' x 46' Benefitting from a pleasant Westerly facing aspect and comprises paved patio area, area laid to lawn, planted beds, outside tap, garden shed.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1971

#### Approximate Area:

134.6sqm/1451sqft (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Scantabout Primary School

#### Secondary School:

Thornden Secondary School

#### Local Council:

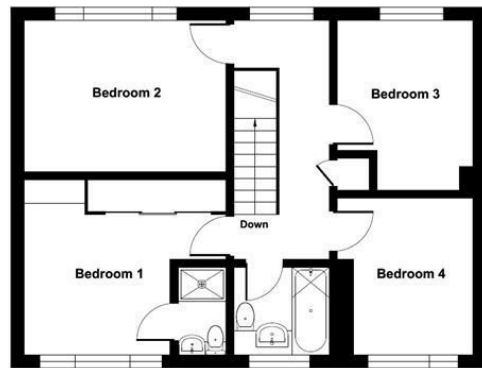
Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band F



Ground Floor = 802 sq ft / 74.5 sq m  
 First Floor = 592 sq ft / 54.9 sq m  
 Garage = 57 sq ft / 5.2 sq m  
 Total = 1451 sq ft / 134.6 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) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1093276

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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