



se sparks ellison
For Sale
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est. 2003

4 St Kilda Cottages New Road, Colden Common, SO21 1FH

£400,000

Constructed in 2009 nestled within the village, this three bedroom semi-detached home is presented to a high standard throughout. The accommodation briefly comprises a generous 18' sitting room, ground floor cloakroom, and 15' kitchen/diner. On the first floor, three well proportioned bedrooms and family bathroom can be found alongside the en-suite shower room which serves the master bedroom. A single detached garage with further parking can be found to the rear of the property.

ACCOMMODATION

GROUND FLOOR

Cloakroom:

5'5" x 3'4" (1.65m x 1.02m) Corner wash hand basin and matching WC. Tiled walls.

Sitting Room:

18' x 15'6" max (5.49m x 4.72m max) Stairs to first floor, full height storage cupboard.

Kitchen/Dining Room:

15' x 11'4" (4.57m x 3.45m) The contemporary kitchen boasts a comprehensive array of both base and eyelevel units, contrasting work surfaces, with space, plumbing and provision for a variety of kitchen appliances. Built-in electric oven with gas hob and extractor over, tiled flooring, concealed gas central heating boiler. The dining area offers ample space for table and chairs with pleasant outlook to the rear garden.

FIRST FLOOR

Landing:

Bedroom 1:

16' x 8'5" (4.88m x 2.57m)

En-suite Shower Room:

6'3" x 4'3" (1.91m x 1.30m) WC, matching vanity wash hand basin with mirror over, enclosed shower cubicle, towel radiator and extractor fan.

Bedroom 2:

10'2" x 8'6" (3.10m x 2.59m)

Bedroom 3:

11'8" x 6'7" max (3.56m x 2.01m max)

Bathroom:

6'6" x 5'8" (1.98m x 1.73m) White suite comprising panel enclosed bath, wash, hand basin and WC. Tiled flooring and decorative tiling walls. Electric shaver socket.

OUTSIDE

Front:

Pathway provides access to front door.

Rear Garden:

The garden is enclosed with timber fencing and measures approximately 19' x 35'. The outside space enjoys a good degree of privacy and has been laid with artificial grass alongside a paved area ideal for external dining.

Garage:

19' x 9'5" (5.79m x 2.87m) Electric up over door, lights and power. stud work has been used to create an area within the garage, measuring approximately 7'2" by 9'5" which the owners have utilised as a home office.

Parking:

In addition to the garage, there is a further allocated space conveyed with 4 St Kilda Cottages which can be found at the rear of the property.

Agents Note:

Owners are required to pay approximately £150 per annum to maintain the communal grounds within the development.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2009

Approximate Area:

107.1sqm/1153sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Colden Common Primary School

Secondary School:

Kings School

Council Tax:

Band D

Local Council:

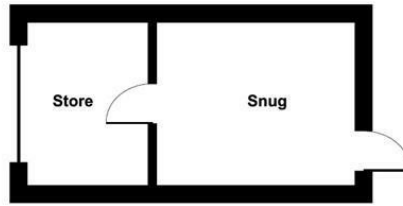
Winchester City Council - 01962 840222

Agents Note:

The property has planning approved for an extension into the loft space to provide a bedroom and en-suite with skylights.



Ground Floor = 503 sq ft / 46.7 sq m
 First Floor = 470 sq ft / 43.7 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 1153 sq ft / 107.1 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(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: 1099904

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