



3 The Paddock, Allbrook, SO50 4SD

£550,000

Constructed in 1985 this four bedroom detached family home is presented to a high standard throughout. The Paddock is a charming cul-de-sac location which provides excellent access to both the centre of Eastleigh and Chandler's Ford along with convenient links to the M27/M3 motorway. In brief the accommodation comprises a generous 21' sitting room, 12' dining room, separate kitchen and cloakroom on the ground floor. On the first floor, four well proportion bedrooms can be found along with the family bathroom. Externally the home is positioned within attractive well manicured gardens to both front and rear. The current owner has secured planning permission to extend the property, details of plans are available on request or via the planning portal under application number H/23/96151.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

15'6" x 5'3" (4.72m x 1.60m) Stairs to first floor.

Sitting Room:

21'7" x 11'9" (6.58m x 3.58m) Dual aspect room with window to front elevation and double doors overlooking garden. Feature fireplace with wood burning stove.

Dining Room:

12'11" x 8'10" (3.94m x 2.69m)

Kitchen:

13'10" x 7' (4.22m x 2.13m) Modern matching base and eye level units with contrasting work surfaces, built in electric oven, gas hob with extractor over, stainless steel sink with single drainer sink unit and mixer tap attachment. Quarry tiled flooring, back door with internal access to garage.

Cloakroom:

7' x 2'10" (2.13m x 0.86m) Wash hand basin with tiled splashback and matching WC, window providing ventilation.

FIRST FLOOR

Landing:

Airing cupboard housing hot water cylinder and linen shelving.

Bedroom 1:

11'11" x 10'6" (3.63m x 3.20m) Built in wardrobe providing ample shelving, storage and hanging space.

Bedroom 2:

11'11" x 9'6" (3.63m x 2.90m) Built-in wardrobe providing ample shelving, storage and hanging space.

Bedroom 3:

12'6" into recess x 7' (3.81m into recess x 2.13m)

Bedroom 4:

8'10" x 7'1" into door recess (2.69m x 2.16m into door recess)

Bathroom:

6'8" x 5'11" (2.03m x 1.80m) Matching three-piece bathroom suite comprising bath with

telephone shower attachment over, pedestal wash hand basin and WC. Decorative tiled surrounds.

OUTSIDE

Front:

A sweeping gravel driveway provides off-road parking for a number of vehicles and access to garage, area to lawn, mature shrubs and decorative trees.

Rear Garden:

The rear garden measures approximately 47' x 27' with a pleasant westerly aspect and enjoys excellent degrees of privacy and is well stocked with a range of mature shrubs, ideal external dining area, hardstanding for greenhouse and area laid to lawn.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

125.6sqm/1354sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

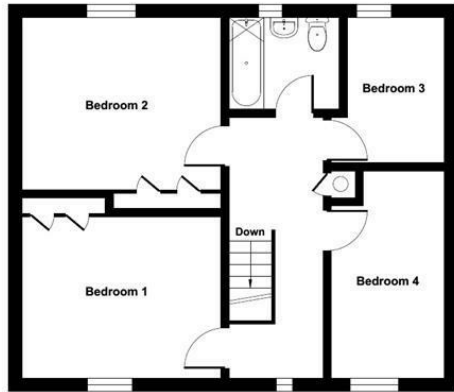
Council Tax:

Band E

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 655 sq ft / 60.8 sq m
 First Floor = 566 sq ft / 52.5 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1354 sq ft / 125.6 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) A			
(81-91) B			
(69-80) C		72	85
(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: 1114659

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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