



sparkes ellison

# 10 Holland Close, Chandler's Ford, SO53 3NA

£525,000

An exceptional four bedroom detached home presented to a high standard throughout affording a host of notable features. The property commences with a spacious reception hall, sitting room with feature wall and fireplace, dining room, modern fitted kitchen and spacious utility room. Throughout the ground floor is attractive Herringbone style Amtico flooring and on the first floor are four spacious bedrooms with the benefit of an en-suite to bedroom one and spacious modern bathroom. To the front of the property is a full width brick paved driveway affording off street parking with the rear garden affording a pleasant southerly aspect measuring approximately 41' x 31'. Holland Close is situated at the southern end of Chandler's Ford providing convenient easy access to the M3 & M27, the centre of Chandler's Ford and neighbouring towns and cities of Southampton and Winchester.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

11'5" x 6'4" (3.48m x 1.93m) Stairs to first floor with glass panelling and cupboard under.

#### Cloakroom:

Wash basin, w.c.

#### Sitting Room:

16'1" x 12' (4.90m x 3.66m) Feature wall with recessed tv housing and contemporary electric fireplace, pelmet lighting.

#### Dining Room:

14' x 8'10" (4.27m x 2.69m) Double doors to rear garden, pelmet lighting.

#### Kitchen:

11'3" x 9'4" (3.43m x 2.84m) Range of modern cream gloss units with Quartz worktops, Range oven and hob, integrated fridge.

#### Utility Room:

12' x 6'6" (3.66m x 1.98m) Range of cream gloss units and Quartz worktops, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, door to rear garden.

### FIRST FLOOR

#### Landing:

Airing cupboard.

#### Bedroom 1:

12'9" x 11'8" (3.89m x 3.56m) Fitted wardrobe.

#### En-suite:

Modern white suite comprising shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled floor.

#### Bedroom 2:

12' x 11'8" (3.66m x 3.56m) Fitted wardrobe.

#### Bedroom 3:

12' x 8'10" (3.66m x 2.69m) Fitted wardrobe.

#### Bedroom 4:

10' x 9' (3.05m x 2.74m) Hatch to loft space.

#### Bathroom:

9'6" x 6'9" (2.90m x 2.06m) Modern white suite with chrome fittings comprising P shaped bath with shower unit over, wash basin with cupboard under, w.c., tiled floor.

## OUTSIDE

### Front:

To the front of the property is a full width brick paved driveway affording off street parking, side access to rear garden.

### Rear Garden:

The rear garden measures approximately 41' x 31'. Adjoining the house is a full width brick paved terrace with railings leading onto an area of artificial grass, enclosed by fencing. The rear garden enjoys a southerly aspect and to the side is a further brick paved area and garden shed.

### Garage:

17'9" x 9'3" (5.41m x 2.82m) Electric door, light and power, door to side.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1970's

### Approximate Area:

142.6sqm/1537sqft (Including garage)

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Nightingale Primary School

### Secondary School:

Crestwood Community School

### Council Tax:

Band E

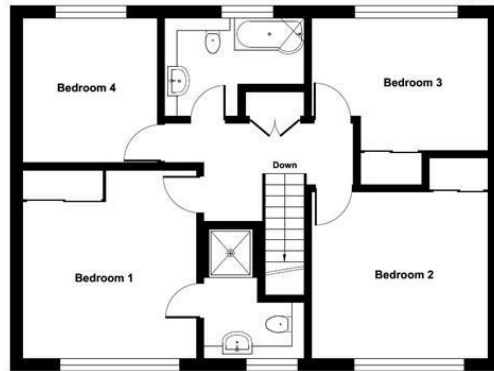
### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 645 sq ft / 59.9 sq m  
 First Floor = 734 sq ft / 68.1 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1537 sq ft / 142.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1111012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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	

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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