



3 The Paddock, Allbrook, SO50 4SD

£500,000

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, wooden floor.

Dining Room:

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

Kitchen:

13'10" x 7' (4.22m x 2.13m) Re-fitted with a range of modern cream and blue gloss units, built in electric oven, gas hob with extractor over, sink unit, tiled floor, back door to side lobby.

Side Lobby:

Space and plumbing for washing machine, door to garage, door to rear garden.

Cloakroom:

7' x 2'10" (2.13m x 0.86m) Suite comprising wash basin, w.c.

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) Suite comprising bath with mixer tap and shower attachment, wash basin, w.c.

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, external dining area, hardstanding for greenhouse and area laid to lawn.

Garage:

18'6" x 9'3" (5.64m x 2.82m) Light and power.

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

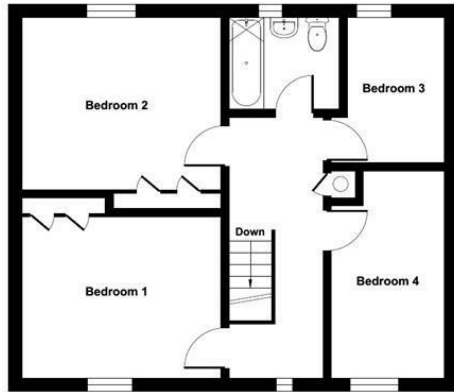
Council Tax:

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			85
(81-91) B		72	
(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: 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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



