



sparks ellison

3 Stourvale Gardens, Chandler's Ford, SO53 3NE

£600,000

A magnificent four/five bedroom detached family home providing spacious well proportioned rooms throughout. The property is presented to an exceptionally high standard commencing with an impressive hallway measuring 13' x 10'3". This leads to a spacious sitting room, separate dining room, re-fitted kitchen, utility room and snug/study which could also be used as a 5th bedroom. On the first floor are four generous bedrooms together with a re-fitted and impressive en-suite and stunning re-fitted bathroom. In addition to this is a double garage and beautifully landscaped rear garden with porcelain patio, artificial grass and sleeper edge borders. The rear garden also enjoys a pleasant westerly aspect. Stourvale Gardens is a cul-de-sac situated to the southern end of Chandler's Ford conveniently placed for access to the M3 and M27 together with shops on Bournemouth Road, the Central Precinct and bus services to Southampton and Winchester.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

13' x 10'3" (3.96m x 3.12m) Stairs to first floor with cupboard under, coats cupboard, tiled floor.

Sitting Room:

21'4" x 11'9" (6.50m x 3.58m) Bi-fold doors to rear garden, open fireplace with gas point, double doors to dining room.

Dining Room:

13' x 10'10" (3.96m x 3.30m) Bow window.

Kitchen/Breakfast Room:

15'8" x 9'9" (4.78m x 2.97m) Re-fitted range of Shaker style units with granite worktops, Falcon stainless steel Range style oven and hob with extractor hood over, AEG dishwasher, freestanding American style fridge freezer to remain, space for small table and chairs, tiled floor.

Utility Room:

7' x 5'6" (2.13m x 1.68m) Storage cupboards, sink unit, space and plumbing for appliances, tiled floor, door to rear garden.

Snug/Study/Bedroom 5:

13'2" x 9'9" (4.01m x 2.97m) Oak floor, window shutters.

Cloakroom:

White suite comprising wash basin, w.c., tiled floor.

FIRST FLOOR

Galleried Landing:

Airing cupboard.

Bedroom 1:

14'7" x 11'8" (4.45m x 3.56m) Range of fitted wardrobes, eaves storage access, window shutters.

En-suite shower room:

12'x 5'5" (3.66mx 1.65m) Re-fitted white suite comprising full width walk in shower with glazed screen, wash basin with cupboard under, bath, w.c., tiled walls and floor.

Bedroom 2:

12'8" x 11'10" (3.86m x 3.61m) Fitted wardrobe and drawer units.

Bedroom 3:

11'8" x 9'9" (3.56m x 2.97m)

Bedroom 4:

9'10" x 9'1" (3.00m x 2.77m) Window shutters.

Shower Room:

9'2" x 7'8" (2.79m x 2.34m) Re-fitted white suite comprising full width walk in shower with glazed screen, wash basin with cupboard under, w.c., tiled walls and floor.

OUTSIDE

Front:

To the front of the property is a double width driveway leading to the double garage. Adjacent lawned area with flower borders and steps up to front door, side path and gate to rear garden.

Rear Garden:

Approximately 43' x 31'5". Beautifully landscaped with a full width porcelain paved patio leading onto an area of artificial grass, well stocked flower and shrub borders with sleeper edging, enclosed by fencing. The rear garden also enjoys a pleasant westerly aspect, electric awning.

Garage:

16'7" x 16'6" (5.05m x 5.03m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

187sqm/2013sqft

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:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000

Approximate Area = 1728 sq ft / 160.5 sq m
 Garage = 269 sq ft / 25 sq m
 Limited Use Area(s) = 16 sq ft / 1.5 sq m
 Total = 2013 sq ft / 187 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1110626

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