



sparks ellison

19 Norbury Close, Chandlers Ford, SO53 1PZ

£400,000

A delightful three bedroom detached bungalow quietly situated within the popular South Millers Dale area and conveniently placed for access to local shops and amenities on Hursley Road and pleasant woodland walks through Ramalley Copse and Flexford Nature Reserve. The property affords a particularly spacious open plan sitting/dining area with a pleasant outlook over the rear garden. In addition to this is a kitchen, two double bedrooms, single bedroom, shower room and separate cloakroom. The property also benefits from a driveway and garage and a delightful rear garden measures approximately 60' x 40'. The property is also offered for sale with no forward chain.

ACCOMMODATION

Ground Floor

Reception Hall:

Coats cupboard, storage cupboard.

Sitting/Dining Room:

Sitting area 15'3" x 13' (4.65m x 3.96m) open plan to dining area 13'4" x 8'7" (4.06m x 2.62m) door to rear garden.

Kitchen:

13' x 10'6" (3.96m x 3.20m) Range of units, space and plumbing for appliances, boiler, door to outside.

Bedroom 1:

11'2" x 10'6" (3.40m x 3.20m) Built in wardrobe.

Bedroom 2:

11' x 8'9" (3.35m x 2.67m) (maximum) Fitted wardrobe.

Bedroom 3:

8'4" x 8'4" (2.54m x 2.54)

Shower Room:

6'11" x 5'6" (2.11m x 1.68m) Suite comprising walk in shower area, wash basin, wc.

Cloakroom:

Wash basin, wc.

OUTSIDE

Front:

To the front of the property is a driveway affording off street parking leading to the garage, lawned area, pathway to front door and side path and gate to rear garden.

Rear Garden:

Approximately 60' x 40' representing an attractive feature of the property. Adjoining the rear of the bungalow is a block paved patio leading onto a good sized level lawn surrounded by well stocked borders and enclosed by fencing.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

105.9sqm/1141sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Ladder connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1133312



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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

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.

