



sparks ellison

19 Norbury Close, Chandlers Ford, SO53 1PZ

£425,000

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	

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