



# 12 Nichol Road, Chandler's Ford, SO53 5AS

£1,095,000

A stunning detached family home affording substantial and flexible accommodation totalling approximately 2963sqft. The considerable ground floor space could also lend itself to a self contained annexe being formed whilst also providing two further reception rooms with the centrepiece being a beautiful modern fitted kitchen open plan to a fabulous family room/dining space with bi-fold doors to the rear garden. On the first floor are four double bedrooms with three en-suites and family bathroom which in summary forms the most amazing family home. The plot is a particularly attractive feature measuring approximately 0.23 of an acre and Nichol Road is very much within the heart of Hiltingbury, being within walking distance to a range of shops on Hiltingbury Road, Hiltingbury School and Thornden School.

## ACCOMMODATION

### Ground Floor:

#### Open Covered Porch Area:

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

Modern white suite with chrome fittings comprising wash basin with cupboard under, wc.

#### Sitting Room:

23'1" x 11'9" (7.04m x 3.58m) Modern log burner/fire.

#### Study:

11'9" x 11'1" (3.58m x 3.28m)

#### Kitchen/Breakfast Room:

Re-fitted comprehensive range of modern grey gloss units with Quartz worktops and breakfast bar with seating for three. Induction hob and gas burner with extractor cylinder over, two electric ovens and microwave/combi oven, space for American style fridge/freezer, integrated dishwasher and wine cooler. Open plan to family room/dining area.

#### Family Room/Dining Area:

34'6" 14'1" (1.52m x 4.29m) Bi-fold doors to rear garden.

#### Utility Room:

14' x 4'5" (4.27m x 1.35m) White gloss units, sink unit, integrated fridge, integrated washing machine, integrated freezer, tiled floor, door to front.

#### Cloakroom:

Modern white suite with chrome fittings comprising wash basin with cupboard under, wc, tiled floor.

#### Bedroom 5/Family Room:

21' x 8'4" (6.40m x 2.54m) Double doors to rear garden.

### First Floor

#### Galleried Landing:

Roof lantern, linen cupboard.

#### Bedroom 1:

18'9" x 11'5" (5.72m x 3.48m) Double doors with Juliette balcony overlooking the rear garden.

#### En-Suite:

Re-fitted modern white suite in a wet room style with grey tiles comprising walk in shower area, wash basin with cupboard under, wc.

#### Bedroom 2:

23'9" x 18' (7.24m x 5.49m) (Maximum) Feature triangular window, eaves cupboard.

#### En-Suite:

Modern white suite with chrome fittings comprising walk in shower with glazed screen, double wash basin with cupboard under, wc, tiled floor.

#### Bedroom 3:

13'10" x 11'4" (4.22m x 3.45m) Double doors and Juliette balcony overlooking rear garden.

#### En-Suite:

Modern white suite with chrome fittings comprising shower cubicle with glazed screen, circular wash basin with cupboard under, wc, tiled floor.

#### Bedroom 4:

12'8" x 11'6" (3.86m x 3.51m) Build in cupboard/wardrobe.

#### Bathroom:

A beautifully appointed modern white suite comprising free standing bath with mixer tap stand and built in mirror tv to one end, double wash basin with cupboard under, wc, tiled walls and floor, sky light.

### OUTSIDE

The total plot extends to approximately 0.23 of an acre and represents a wonderful feature of the property.

#### Front:

A five bar gate leads to a gravel drive affording parking for several vehicles with adjacent planted area and side access to rear garden.

#### Rear Garden:

Approximately 110' x 48' Adjoining the house is a full width paved terrace leading onto a good sized lawn surrounded and enclosed by well stocked borders and hedging, further patio areas, summer house, garden shed.

#### Garage:

15'3" x 8'7" (4.65m x 2.62m) Electric roller door to the front, light and power.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1950's

#### Approximate Area:

2963sqft/275.2sqm Including store room and limited use areas

#### Sellers Position:

Looking for forward purchase

#### Heating:

Underfloor heating downstairs and Gas central heating upstairs and underfloor heating in the bathroom and en-suites

#### Windows:

UPVC and aluminium double glazing

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band E

Ground Floor = 1592 sq ft / 147.8 sq m  
 First Floor = 1139 sq ft / 105.8 sq m  
 Store Room = 127 sq ft / 11.7 sq m  
 Limited Use Area(s) = 105 sq ft / 9.7 sq m  
 Total = 2963 sq ft / 275.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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