



sparks ellison

10 Treloyhan Close, Chandler's Ford, SO53 3LZ

£375,000

A delightful two/three bedroom semi-detached home presented in excellent condition throughout, affording a good sized driveway leading to a garage and a wonderful rear garden. On the first floor are two bedrooms and modern bathroom and to the ground floor a sitting room, modern kitchen leading to dining area and the flexibility of a third bedroom or home office. Treloyhan Close is quietly situated at the southern end of Chandler's Ford and within easy reach of the centre as well as the M3 and M27 motorways.

ACCOMMODATION

Ground Floor

Entrance Porch:

Reception Hall:
Stairs to first floor.

Cloakroom:
Wash basin, wc.

Sitting Room:
16'10" x 9'10" (5.13m x 3.00m) Extending to 13' (3.96m) under stairs cupboard.

Kitchen:
14' x 7'4" (4.27m x 2.42m) Range of modern shaker style units with Quartz worktops over, range electric oven and induction hob with extractor hood over, integrated fridge/freezer, cupboard housing boiler, open plan to dining area.

Dining Area:
6'8" x 6'2" (2.03m x 1.88m) Patio doors and Juliette balcony overlooking the rear garden, door to outside.

Bedroom 3/Study:
9' x 7'7" (2.74m x 2.31m) Excluding door recess.

First Floor

Landing:
Hatch to loft space, storage cupboard.

Bedroom 1:
12'2" x 9'10" (3.71m x 3.00m) Wardrobe to remain.

Bedroom 2:
12'2" x 8'1" (3.71m x 2.46m) Eaves access.

Bathroom:
7'4" x 5'6" (2.24m x 1.68m) Modern white suite comprising P shaped bath with shower unit over, wash basin, wc, tiled walls.

OUTSIDE

Front:

To the front of the property is a good sized driveway affording parking for approximately 4 cars with side gate to rear garden. The remainder of the front garden provides slate chipping areas and planted borders.

Rear Garden:

Approximately 57' x 33'. Blocked paved area and pergola and further covered sitting area ideal for outside entertaining, lawned areas surrounded by flower and shrub borders, enclosed by fencing, raised vegetable patches, summer house with power connected.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1975

Approximate Area:
93.1sqm/1002sqft (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded

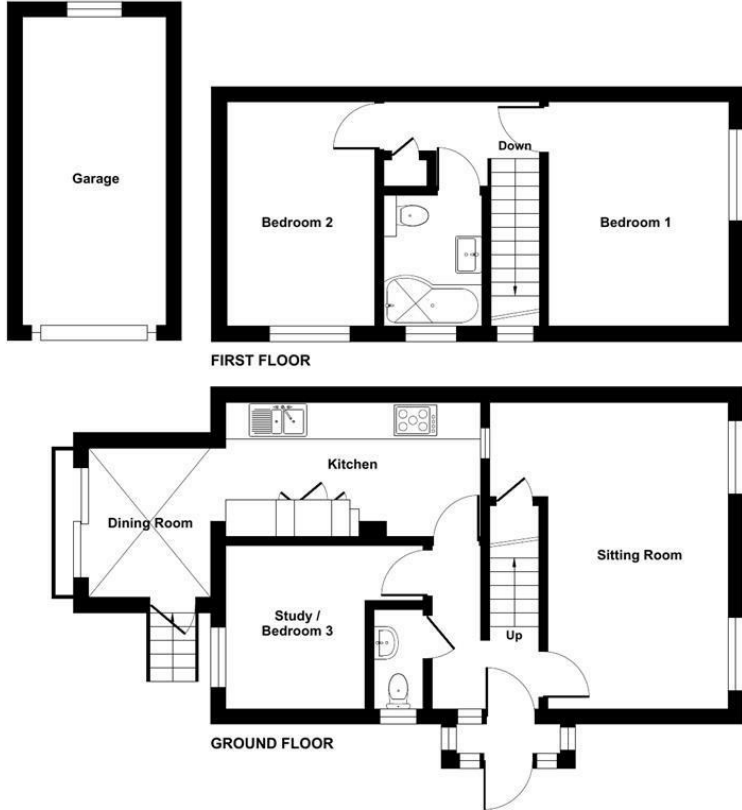
Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Ground Floor = 534 sq ft / 49.6 sq m
 First Floor = 336 sq ft / 31.2 sq m
 Garage = 132 sq ft / 12.3 sq m
 Total = 1002 sq ft / 93.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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: 1149178

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