



sparks ellison

106 Shannon Way, Chandler's Ford, SO53 4TA

£475,000

A three bedroom detached bungalow providing well proportioned rooms and conveniently placed for local shop, health practices, public house, schooling, leisure centre and a variety of woodland walks. The master bedroom benefits from an en suite shower room whilst the two further bedrooms share the bathroom. There is a large sitting room and the kitchen is open plan to the dining room. Externally there is a 50' garden to the rear with a wooded backdrop. At the front is a driveway and detached garage.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Access to loft space.

Sitting Room:

16'6" x 14'10" (5.03m x 4.50m) Fireplace surround and hearth with inset electric fire and gas point.

Kitchen:

11' x 10' (3.34m x 3.03m) Built in double oven, built in five ring gas hob, fitted extractor hood, integrated fridge, integrated dishwasher, integrated washing machine.

Dining Room:

15'10" x 9'5" (4.81m x 2.86m) French doors to rear garden.

Bedroom 1:

10'9" x 9'11" (3.27m x 3.01m) Fitted wardrobe, French doors to patio.

En-suite:

7'10" x 5'7" (2.39m x 1.70m) White suite with chrome fittings comprising bath with shower over, wash hand basin, wc.

Bedroom 2:

10'2" x 9'2" (3.11m x 2.77m) Fitted with wardrobes and currently used as a dressing room.

Bedroom 3:

8'8" x 8'2" (2.62m x 2.47m) Measurement taken up to a range of wall to wall built in wardrobes.

Bathroom:

9'2" max x 7'2" (2.79m max x 2.18m) Comprising bath with shower attachment, wash hand basin, wc. Built in airing cupboard.

OUTSIDE

Front:

Area laid to lawn, planted bed, area laid to slate clippings, driveway providing off road parking for two vehicles, side pedestrian access to rear garden.

Rear Garden:

The rear garden is an attractive feature of the property measuring approximately 50' x 38'. A full width paved terrace leads down to a lawned area enclosed by flower and shrub borders and panel fencing. The rear garden has a pleasant aspect over some trees and open ground. Outside tap, garden shed.

Garage:

17'5" x 8'3" (5.31m x 2.51m) Single detached garage with electric up and over door, power and light,

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1182sqft/109.8sqm (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St. Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

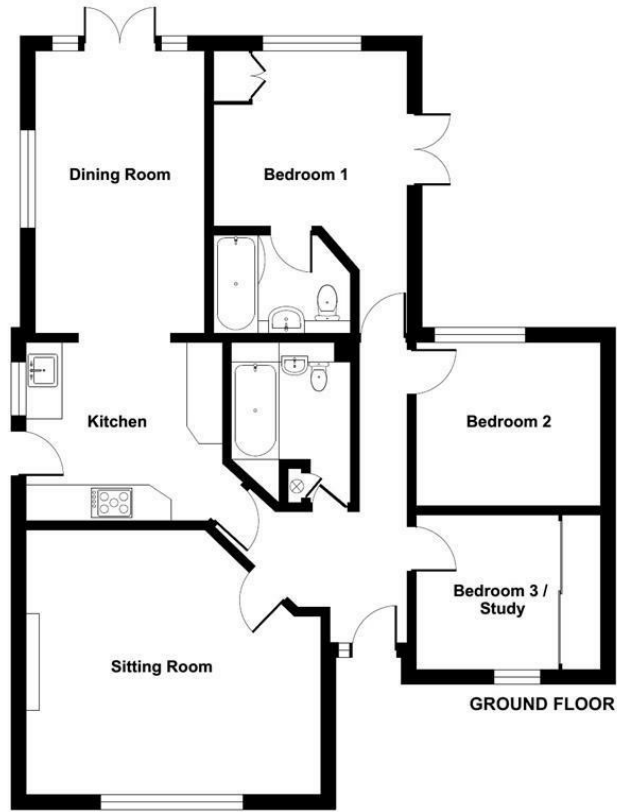
Band E

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 1037 sq ft / 96.3 sq m
 Garage = 145 sq ft / 13.5 sq m
 Total = 1182 sq ft / 109.8 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			78
(69-80) C			
(55-68) D		59	
(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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1107362

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