



12 Brook Close, Chandler's Ford, SO53 3BT

£625,000

A delightful four bedroom detached home nestled in the corner of a quiet cul-de-sac on a prestigious development towards the southern end of Chandlers Ford. The property provides a number of notable attributes to include a welcoming and spacious reception hall leading to a sitting room overlooking the rear garden, separate dining room, third reception room which could serve as snug/study/family room and modern re-fitted kitchen/breakfast room, utility room and good size cloakroom and under stairs cupboard. On the first floor are four generous bedrooms, re-fitted en-suite shower room and renovated family bathroom. To the front of the property is a driveway affording extensive parking with stocked borders and a rear garden which is established and well planted providing a good degree of privacy along with a good size two tiered stone patio. Constructed in 2005 by renowned builders Kings Oak and forming part of a small and exclusive development of homes conveniently situated for access to the M3 and M27, centre of Chandler's Ford and neighbouring towns/cities of Southampton, Winchester and Eastleigh.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with coat storage cupboard under.

Cloakroom:

Spacious and conveniently situated with white suite comprising wash basin and wc.

Sitting Room:

15'8" x 12' (4.78m x 3.66m) Double doors and pleasant view over the rear garden, feature fireplace with gas coal effect fire, double doors to hall and dining room.

Dining Room:

15'6" x 12'11" x 9' (4.72m x 3.94m x 2.74m) Rear garden aspect with access from hall and sitting room.

Study:

12'11" x 8'3" (3.94m x 2.51m) Third reception (Snug/family room/study)

Kitchen/Breakfast Room:

14'10" x 9'10" (4.52m x 3.00m) A comprehensive range of newly fitted shaker style units and granite worktops, island/breakfast bar with granite work top seating four, range style oven and hob with extractor hood over, integrated dishwasher, tiled floor.

Utility Room:

9'10 x 6'5" (3.00m x 1.96m) Range of matching units, incorporating space and plumbing for appliances and boiler, window and door to outside, tiled floor.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

15'5" x 12' (4.70m x 3.66m) Walk in wardrobe with hanging, rail and shelving with rear gardens aspect.

En-Suite Shower Room:

6'7" x 5'6" (2.01m x 1.68m) Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with storage under, wc, tiled floor.

Bedroom 2:

15'7" x 8'4" (4.75m x 2.54m) Rear garden aspect.

Bedroom 3:

13'2" x 10' (4.01m x 3.05m)

With Velux window and access to eaves storage.

Bedroom 4:

10' x 10' (3.05m x 3.05m) Excluding bay window with aspect to front of property.

Bathroom:

7'1" x 6'9" (2.16m x 2.06m) White suite comprising bath with mixer tap and separate shower unit over, glazed screen and tiled surround, wash basin with cupboard under, wc, tiled floor,

OUTSIDE

Front:

To the front of the property is a block paved drive and turning area providing off street parking for a number of vehicles, established well landscaped areas with a variety of mature shrubs and plants enclosed by new fencing. Covered area with front door to the property and garage.

Garage:

19'6" x 9'10" (5.94m x 3.00m) Light and power connected, door to rear garden.

Rear Garden:

Approximately 43' x 35' adjoining the property is a good sized stone patio leading onto a lawned area surrounded and enclosed by well stocked mature planting and recently replaced fencing enjoying a good degree of seclusion.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2005

Approximate Area:

1848sqft/171.7sqm (Including garage and limited space areas)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

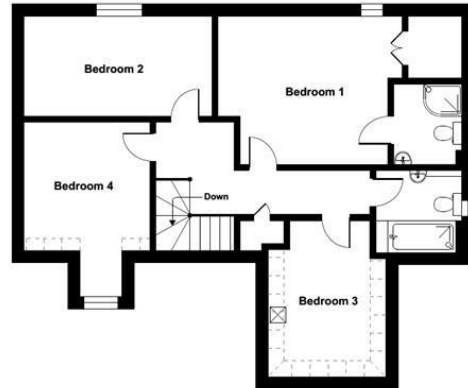
Eastleigh Borough Council 02380 688000

Council Tax:

Band E

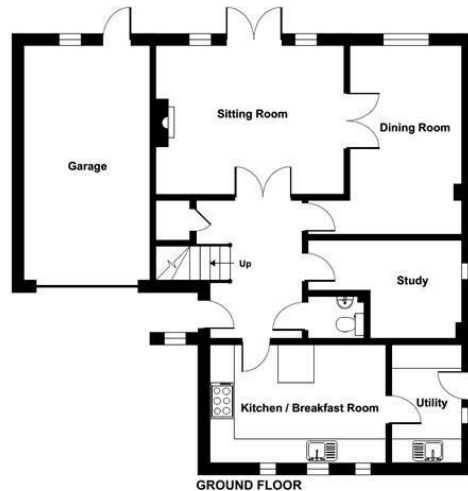


Ground Floor = 815 sq ft / 75.7 sq m
 First Floor = 787 sq ft / 73.1 sq m
 Garage = 204 sq ft / 19 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Total = 1848 sq ft / 171.7 sq m
 For identification only - Not to scale




Denotes restricted head height


FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1174568



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

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