



sparks ellison

42 Hemlock Way, Chandler's Ford, SO53 4LT

£400,000

An exceptional three bedroom home presented to a very high standard throughout affording spacious well proportioned accommodation over two floors. The ground floor has been cleverly converted to a wonderful modern contemporary open plan design with a re-fitted white gloss kitchen opening to a living/dining space with oak floor throughout. On the first floor are three good size bedrooms and re-fitted shower room together with family bathroom. The property occupies a pleasant location facing a wooded area with a landscaped rear garden measuring approximately 36ft in length. The location also affords convenient access to local parks and woodland walks together with Knightwood Leisure Centre and a range of shops and amenities in Pilgrims Close.

ACCOMMODATION

Ground Floor

Open Porch:

Front door to:

Entrance Lobby:

Oak floor.

Kitchen:

16'4" x 6'2" (4.98m x 1.88m) Built in electric oven, built in electric hob, fitted extractor hood, breakfast bar, integrated dishwasher, integrated fridge, integrated freezer, oak floor, open plan to:

Sitting/Dining Room:

20' x 18' (6.10m x 5.49m) Oak floor throughout, double doors to rear garden, stairs to first floor.

Bathroom/Utility Room:

8'7" x 6'2". Comprising multi function spa bath / shower, wash hand basin, we, plumbing for washing machine, tiled walls, tiled floor.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

10'10" x 10'8" (3.30m x 3.25m) Built in double wardrobe.

En-Suite:

6'2" x 5'6" (1.88m x 1.68m) Re-fitted modern white suite with chrome fitments comprising corner shower cubicle, wash basin with cupboard under, w.c., tiled walls and floor.

Bedroom 2:

10'3" x 9'4" (3.12m x 2.84m) Excluding 6'5" recess providing a useful area for a desk, built in double wardrobe.

Bedroom 3:

8'9" x 8'4" (2.67m x 2.54m)

Bathroom:

7'8" x 6'10" (2.34m x 2.08m) Suite comprising bath with mixer tap and shower attachment, wash basin, w.c., tiled floor, cupboard housing boiler.

OUTSIDE

Front:

Driveway affording off street parking and adjacent artificial lawned area.

Rear Garden:

Approximately 36' x 19. Paved patio area, area laid to artificial lawn, area laid to timber deck, circular patio, area laid to slate chippings, rear pedestrian access.

Storage Room:

8'1" x 5'1" (2.46m x 1.55m) (Front section of former garage).

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1990's

Approximate Area:

98.6sqm/1062sqft (Including garage)

Sellers Position:

No Forward Chain.

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Boarded with ladder and light connected

Infant/Junior School:

Knightwood Primary/St.Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

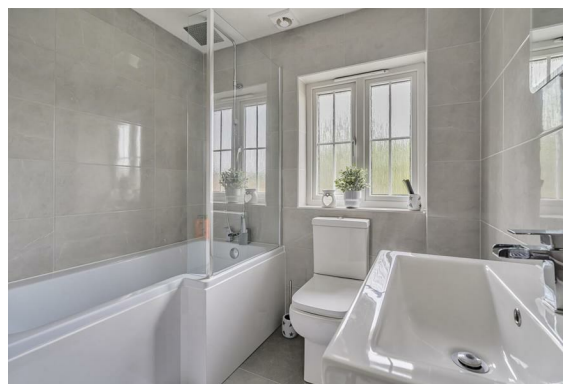
Band C

Local Council:

Test Valley Borough Council - 01264 368000



Ground Floor = 504 sq ft / 46.8 sq m
 First Floor = 516 sq ft / 48 sq m
 Garage = 42 sq ft / 4 sq m
 Total = 1062 sq ft / 98.6 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		81
(69-80) C	69	
(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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