



sparks ellison

12 Kielder Close, Chandler's Ford, SO53 4RL

£575,000

A beautifully presented four bedroom detached family home situated in a popular cul de sac location within catchment for Hiltingbury and Thornden Schools. The property boasts an impressive frontage with large garden and ample off road parking as well as a very mature and private rear garden. Internally, the four bedrooms are served by an en suite and family bathroom with the ground floor providing three reception rooms, kitchen and conservatory.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Sitting Room:

16'7" plus bay x 12' (5.05m plus bay x 3.66m) Feature brick built fireplace surround and tiled hearth with open fire.

Dining Room:

10'1" x 9'10" (3.07m x 3.00m)

Conservatory:

11' x 10'6" (3.35m x 3.20m)

Kitchen:

12'1" x 8'7" (3.68m x 2.62m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer.

Family Room:

15' x 7'8" (4.57m x 2.34m)

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

12'9" into bay x 9'5" to wardrobes (3.89m into bay x 2.87m to wardrobes) Built in wardrobes.

En Suite:

5'9" x 5'1" (1.75m x 1.55m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

10'4" x 9'5" (3.15m x 2.87m)

Bedroom 3:

9'3" x 7'5" (2.82m x 2.26m)

Bedroom 4:

7'5" x 7'5" (2.26m x 2.26m) Built in double wardrobe.

Bathroom:

7' x 5'7" (2.13m x 1.70m) Comprising bath with shower attachment, wash hand basin with cupboard under, wc.

OUTSIDE

Front:

Large area laid to lawn, mature hedges, mature tree, driveway providing off road parking for several vehicles, outside tap.

Rear Garden:

Measures approximately 47' x 40' and comprises area laid to lawn, area laid to timber deck, area laid to shingle, variety of mature plants, bushes and trees, substantial side access with 6 x 4 composite plastic shed, outside tap, outside power sockets.

Garage:

17'9" x 8'3" (5.41m x 2.51m)

Electric roller door, power and light, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1986

Approximate Area:

136.5sqm/1469sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Hiltingbury Infant/Junior School/St. Francis Primary School

Secondary School:

Thornden Secondary School

Council Tax:

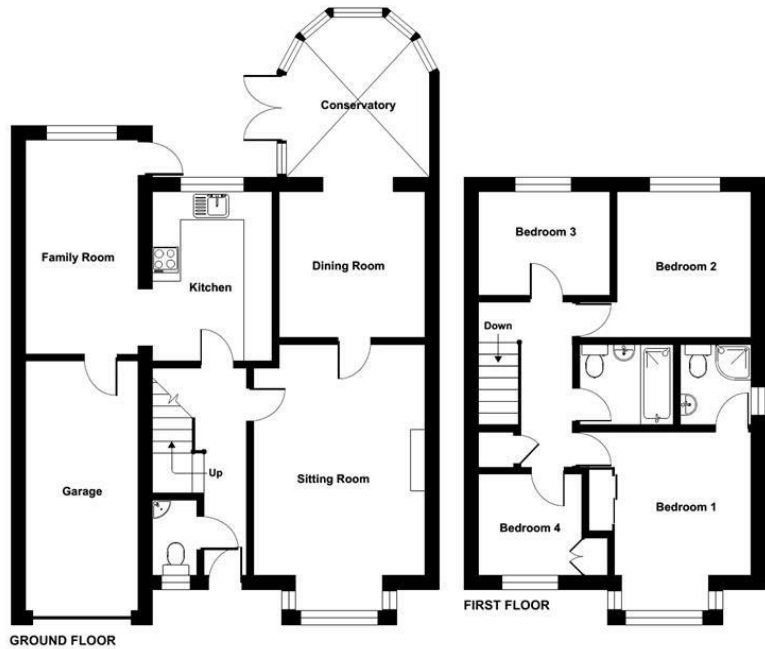
Band E

Local Council:

Test Valley Borough Council - 01264 368000



Ground Floor = 788 sq ft / 73.2 sq m
 First Floor = 540 sq ft / 50.2 sq m
 Garage = 141 sq ft / 13.1 sq m
 Total = 1469 sq ft / 136.5 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			82
(69-80) C		70	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Sparks Ellison. REF: 1203594

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