



sparks ellison



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

£595,000

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:

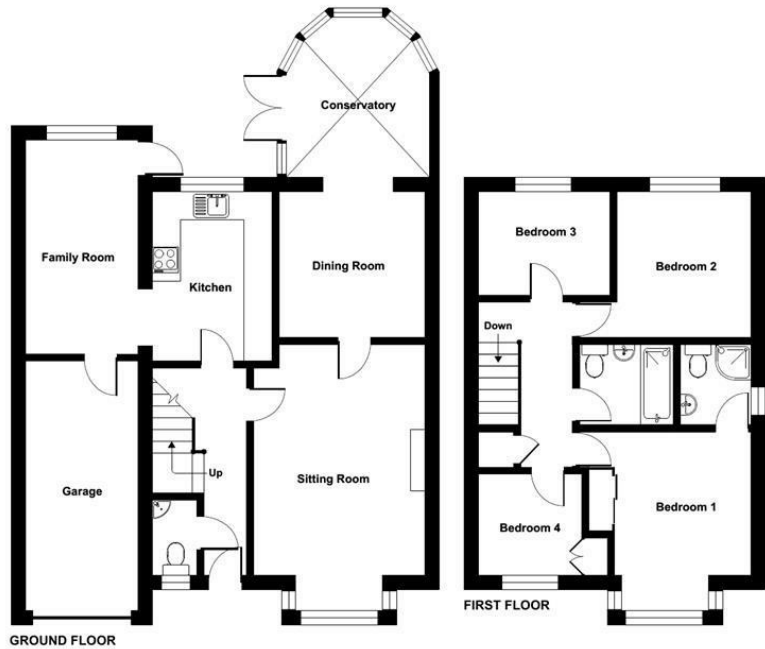
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#### Local Council:

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). © ritchicom 2024. Produced for Sparks Ellison. REF: 1203594

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