



sparks ellison

21 Coultas Road, Chandler's Ford, SO53 5BA

£1,100,000

A charming detached family home situated in one of Chandler's Ford's most requested locations. Set within an attractive plot measuring approximately 0.3 acres, this four bedroom detached home benefits from an en-suite to the master bedroom as well as a family bathroom. The ground floor boasts a large sitting room measuring 23'6" x 20'10" and overlooking the rear garden along with two other reception rooms, a kitchen/breakfast room and a utility room. To the front of the property is an attractive garden with in and out driveway. To the rear there is a magnificent 144' garden with large patio, large expanse of lawn, mature plants and shrubs along with the benefit of a wonderful outdoor swimming pool. Coultas Road sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Reception Hall:
Stairs to first floor, under stairs storage cupboard.

Cloakroom:
4'7" x 2'6" (1.40m x 0.76m) Comprising wash hand basin, wc.

Sitting Room:
23'6" max x 20'10" (7.16m max x 6.35m) Feature central fireplace and hearth with inset gas fire.

Dining Room:
11'11" x 9'4" (3.63m x 2.84m)

Family Room:
16'1" x 12'1" (4.90m x 3.68m) Feature brick built fireplace surround with open fire.

Kitchen/Breakfast Room:
21'8" x 9'5" (6.60m x 2.87m) Comprising space for Range style cooker, fitted extractor hood, integrated slimline dishwasher, space for fridge freezer, space for table and chairs, boiler in cupboard.

Utility Room:
9'3" x 4'10" (2.82m x 1.47m) Space and plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
16'1" x 11'4" (4.90m x 3.45m)

En-Suite:
10'10" x 7' (3.30m x 2.13m)
Walk in shower enclosure with panelled walling, wash hand basin, wc, tiled walls, tiled floor.

Bedroom 2:
11'7" x 11'5" (3.53m x 3.48m) Built in wardrobe.

Bedroom 3:
12'1" x 9' (3.68m x 2.74m)

Bedroom 4:
11'5" x 7'5" (3.48m x 2.26m) Built in wardrobe.

Bathroom:
8'11" x 6'7" (2.72m x 2.01m) Comprising corner spa bath, shower in cubicle, wash hand basin, wc, tiled walls, tiled floor.

OUTSIDE

Front:
Area laid to lawn with impressive in and out driveway affording parking for approximately 8 vehicles, side pedestrian access to left hand side, double gates providing access to right hand side, mature hedgerow and trees.

Rear Garden:
Measures approximately 144' in length and comprises patio area spanning width of property, large area laid to lawn with planted bed, steps leading to further area of garden where there is an outdoor swimming pool and further patio area. There is a pump room, summer house and two storage sheds.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1952

Approximate Area:
2045sqft/189.9sqm

Sellers Position:
Purchasing another property

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Ladder and light connected

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

Secondary School:
Thornden Secondary School

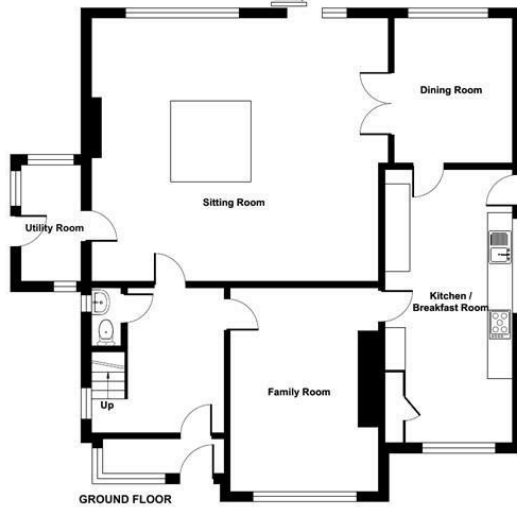
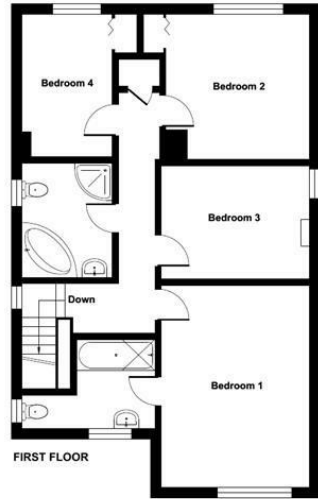
Council Tax:
Band F

Local Council:
Eastleigh Borough Council - 02380 688000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 1243 sq ft / 115.4 sq m
 First Floor = 802 sq ft / 74.5 sq m
 Total = 2045 sq ft / 189.9 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		
(69-80) C		
(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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