



10 Hodder Close, Chandler's Ford, SO53 4QD

£580,000

A modern four bedroom detached family home situated in a popular cul de sac location. The property enjoys an open plan kitchen/dining room, with access to a utility room, a sitting room and cloakroom on the ground floor with four bedrooms on the first floor along with a bathroom and en suite. The main bedroom also boasts a walk in wardrobe. Externally there is a good size driveway leading to a detached double garage with a 46' x 34' rear garden which benefits from a garden room that offers a variety of opportunities.

ACCOMMODATION:

GROUND FLOOR;

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

5'9" x 3'3" (1.75m x 0.99m) Comprising wash hand basin, wc.

Sitting Room:

15'11" x 10'6" (4.85m x 3.20m)

Kitchen / Dining Room:

23'3" x 9'7" (6.78m x 2.92m) Comprising built in oven, built in gas hob, fitted extractor hood, integrated dishwasher, breakfast bar, space for sofas or dining table.

Utility Room:

5'10" x 5' (1.78m x 1.52m) Plumbing for washing machine, wall mounted boiler.

FIRST FLOOR:

Landing:

Access to loft space, built in storage cupboard.

Bedroom 1:

12'4" x 9'7" (3.76m x 2.92m) With walk in wardrobe comprising hanging, shelving and drawer space.

En Suite:

7'4" x 3'5" (2.24m x 1.04m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

10'6" x 9'3" (3.20m x 2.82m)

Bedroom 3:

8'9" x 8'2" (2.67m x 2.49m)

Bedroom 4:

7'7" x 6'6" (2.31m x 1.98m)

Bathroom:

7'5" x 5'1" (2.26m x 1.55m) Comprising bath with shower over, wash hand basin, wc.

OUTSIDE:

Front:

Area laid to lawn, side access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 46' x 34' and comprises paved patio area, area laid to timber deck, area laid to lawn, planted beds, covered area laid to shingle, outside tap.

Garden Room:

14'3" x 9'2" (4.34m x 2.79m) Could be used as a games room or home office / hobby room.

Garage:

17' x 16'10" (5.18m x 5.13m) With twin up and over doors, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1194sqft/110.8sqm

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:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band E

Ground Floor = 531 sq ft / 49.3 sq m
 First Floor = 531 sq ft / 49.3 sq m
 Outbuilding = 132 sq ft / 12.2 sq m
 Total = 1194 sq ft / 110.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(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 (IPMS Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1221244

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

