



sparks ellison



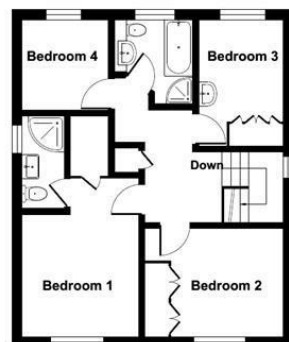
1 Clandon Drive, Boyatt Wood, SO50 4QQ

£575,000

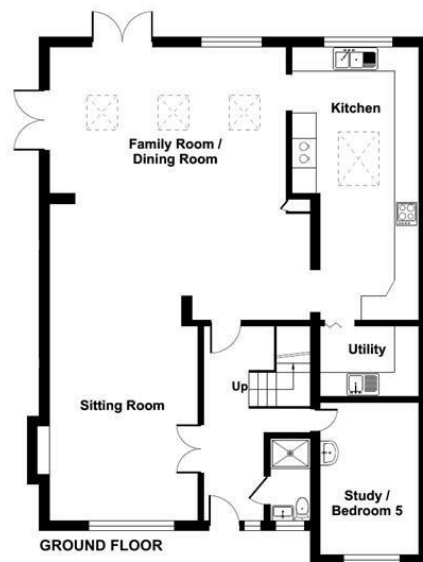
A substantial four/five bedroom detached family home affording considerable accommodation to the ground floor totalling approximately 1233sqft which together with the first floor totals 1804sqft. The extension on the ground floor has created a stunning open plan family room/dining room measuring approximately 23'6" x 19'5" together with the extended kitchen measuring 23' x 10'4" complementing the existing sitting room which is 26'6" x 12'3". There is also the benefit of a utility room and ground floor bedroom/study. The property occupies an attractive good sizes plot which is L shaped to the rear providing two areas measuring approximately 59' x 29'8" and 56' x 27' with useful outbuildings. Clandon Drive is well placed within the heart of Boyatt Wood and within walking distance to local shops and schooling. Easy access can also be gained to the town centre of Eastleigh, centre of Chandler's Ford and Junction 12 of the M3.

<b>ACCOMMODATION</b>	
<b>Ground Floor</b>	<b>Front:</b> Gravel driveway affording off street parking for several vehicles enclosed by hedging, side access to rear garden,
<b>Reception Hall:</b> Stairs to first floor with cupboard under, tiled floor.	<b>Rear Garden:</b> Approximately 59' x 29'8" patio area, lawned area enclosed by fencing.
<b>Shower Room:</b> Suite comprising shower cubicle with glazed screen, wash basin, wc, tiled floor.	<b>Garden Shed:</b> 11' x 8' (3.35m x 2.44m) Light and power, leading to workshop.
<b>Sitting Room:</b> 26'6" x 12'3" (8.08m x 3.73m) Fireplace with space for log burner, open plan to family room/dining room.	<b>Workshop:</b> 7'9" x 6'10" (2.36m x 2.08m)
<b>Dining Room:</b> 23'6" x 19'5" (7.16m x 5.92m) An L shaped space with tiled floor and two sets of double doors to the rear garden, three Velux windows set within a part vaulted ceiling, part underfloor heating.	<b>Side Garden:</b> 56' x 27' Patio, lawned area enclosed by fencing, two garden sheds.
<b>Kitchen:</b> 23' x 10'4" (7.01m x 3.15m) A comprehensive range of units and quartz worktops, electric double oven, induction hob with extractor hood over, gas AGA, integrated dishwasher, space for American style fridge freezer, tiled floor, part underfloor heating, feature skylight.	<b>OTHER INFORMATION</b>
<b>Utility Room:</b> 8'2" x 6' (2.49m x 1.83m) Range of units, space and plumbing for appliances, sink unit, tiled floor, cupboard housing boiler.	<b>Tenure:</b> Freehold
<b>Study/Bedroom 5:</b> 13'2" x 8' (4.01m x 2.44m) Wash basin.	<b>Approximate Age:</b> 1976
<b>First Floor</b>	<b>Approximate Area:</b> 167.6sqm/1804sqft
<b>Landing:</b> Hatch to loft space, airing cupboard.	<b>Sellers Position:</b> Looking for forward purchase
<b>Bedroom 1:</b> 13'2" x 9'9" (4.01m x 2.97m) Built in wardrobe, stripped wooden floor.	<b>Heating:</b> Gas central heating
<b>En-Suite:</b> Modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, stripped wooden floor.	<b>Windows:</b> UPVC double glazed windows
<b>Bedroom 2:</b> 11'8" x 8'8" (3.56m x 2.64m) Fitted wardrobes.	<b>Loft Space:</b> Partially boarded with ladder and light connected
<b>Bedroom 3:</b> 10'8" x 7'1" (3.25m x 2.16m) Fitted wardrobes, sink unit.	<b>Infant/Junior School:</b> Shakespeare Infant/Junior School
<b>Bedroom 4:</b> 7'8" x 7'1" (2.34m x 2.16m)	<b>Secondary School:</b> Crestwood Community School
<b>Bathroom:</b> 7'7" x 6'8" (2.31m x 2.03m) Modern white suite comprising bath, corner shower cubicle with glazed screen, wash basin with cupboard under, wc.	<b>Local Council:</b> Eastleigh Borough Council - 02380 688000
<b>OUTSIDE</b>	<b>Council Tax:</b> Band E
	<b>Agents Note:</b> 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.

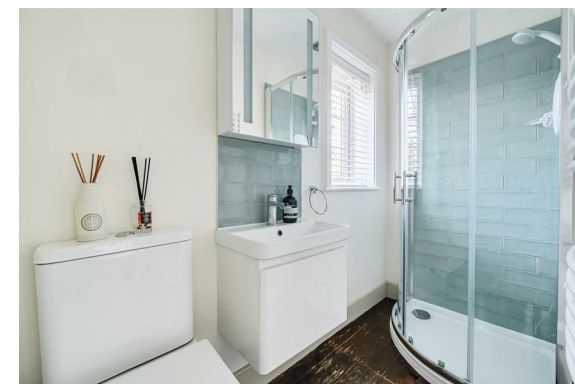
Ground Floor = 1233 sq ft / 114.5 sq m  
 First Floor = 571 sq ft / 53 sq m  
 Total = 1804 sq ft / 167.6 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.





