



sparks ellison

15 Tees Close, Chandler's Ford, SO53 4RU

£595,000

A modern four bedroom detached family home situated in a sought after close within Valley Park, being in the catchments for the popular Hiltingbury and Thornden Schools. The property benefits from four good sized bedrooms, en-suite and family bathroom to the first floor, and on the ground floor two main reception rooms and an open plan kitchen/breakfast room leading to a garden room. In addition to this, the current owners have replaced the fascias and soffits. There is a garage and enclosed rear garden with a southerly facing aspect.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, under stairs storage cupboard, wooden floor.

Cloakroom:

Re-fitted white suite comprising wash basin, wc.

Sitting Room:

17'3" x 12'1" (5.26m x 3.68m) Open log fireplace, wooden floor, patio doors to rear garden.

Dining Room:

12'1" x 10'10" plus bay (3.68m x 3.30m plus bay) Wooden floor.

Kitchen/Breakfast Room:

16'8" max x 13'8" max (5.08m max x 4.17m max) Range of fitted units, built in Smeg electric oven and gas hob with extractor over, Bosch dishwasher, space for fridge, space for table and chairs, built in storage cupboard, tiled floor.

Sun Room/Snug:

9'1" x 8'8" (2.77m x 2.64m) Tiled floor, doors to garden.

First Floor

Landing:

Access to loft space, built in airing cupboard housing hot water tank.

Bedroom 1:

12' x 11' plus door recess (3.66m x 3.35m plus door recess) Built in wardrobe, fitted wardrobe.

En-Suite:

7'7" x 5'9" (2.31m x 1.75m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin with cupboard under, WC, tiled floor, tiled walls.

Bedroom 2:

11'11" x 10'6" (3.63m x 3.20m)

Bedroom 3:

20'1" into bay x 8'5" (6.12m into bay x 2.57m)

Bedroom 4:

10'6" x 7'8" (3.20m x 2.34m)

Bathroom:

8'7" x 6'6" (2.62m x 1.98m) Comprising corner bath, wash hand basin with cupboard under, WC.

OUTSIDE

Front:

Area laid to lawn with variety of shrubs and bushes, block paved driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 38' x 29' with southerly aspect and comprises area laid to lawn, block paved patio area with outside tap, variety of mature plants, bushes and shrubs. Garden shed to side.

Garage:

16'8" x 8'7" (5.08m x 2.62m) With electric up and over door, power and light, wall mounted boiler. Plumbing for washing machine

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1735sqft/161.1sqm (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Boarded with light connected

Solar Panels:

Installed

Infant/Junior School:

Hiltingbury Infant/Junior School / St Francis C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band E



Ground Floor = 755 sq ft / 70.1 sq m
 First Floor = 834 sq ft / 77.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1735 sq ft / 161.1 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) 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		63	75
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1130946

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