



sparkes ellison

13 The Tanyards, Chandler's Ford, SO53 1TJ

£525,000

An attractive detached family home situated on the ever popular North Millers Dale development and offered for sale with no forward chain. The property sits on the edge of The Tanyards which is a popular cul de sac location of similar size four bedroom family homes. No.13 benefits from the addition of a double glazed conservatory with a large garden open to the south and west aspects. Whilst the property would benefit from some general updating, it provides ample space for family leaving and boasts a car port and garage with gravel driveway to fore. Nearby are a wonderful Gastropub, Flexford Nature Reserve and easy access to further shops and health practices along with great school catchments.

ACCOMMODATION

GROND FLOOR

- Entrance Hall:**
Stairs to first floor, under stairs storage cupboard.
- Cloakroom:**
5'9" x 3'1" (1.75m x 0.94m) Comprising wash hand basin, wc.
- Sitting Room:**
20'10" x 11'2" (6.35m x 3.40m) Feature brick built fireplace surround and hearth with inset coal effect gas fire.
- Conservatory:**
16' x 8'11" (4.88m x 2.72m)
- Dining Room:**
9'10" x 9'9" (3.00m x 2.97m)
- Kitchen:**
9'8" x 8'1" (2.95m x 2.46m) Built in double oven, integrated extractor hood, built in gas hob.
- Utility Room:**
9'8" x 4'10: (2.95m x 1.47m:)
Integrated fridge, integrated dishwasher, plumbing for washing machine.

FIRST FLOOR

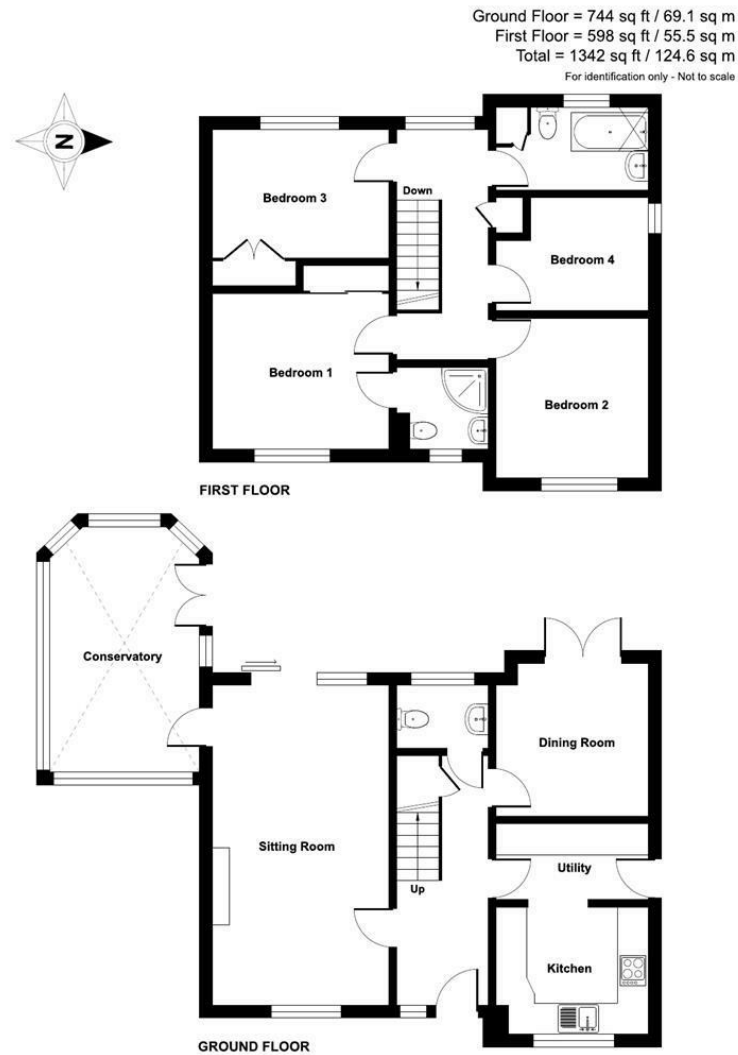
- Landing:**
Access to loft space, built in airing cupboard.
- Bedroom 1:**
11'3" x 9'11" (3.43m x 3.02m) Built in double wardrobe.
- En Suite:**
5'2" x 5' (1.57m x 1.52m) Comprising shower in cubicle, wash hand basin, wc.
- Bedroom 2:**
10'3" x 9'9" (3.12m x 2.97m)
- Bedroom 3:**
11'3" x 7'11" (3.43m x 2.41m) Built in double wardrobe.
- Bedroom 4:**
9'9" x 7'8" (2.97m x 2.34m)
- Bathroom:**
9'8" x 5'2" (2.95m x 1.57m) Comprising bath with shower over, wash hand basin, wc.

OUTSIDE

- Front:**
Area laid to lawn, planted beds, pathway to front door. The garden extends to the side of the property providing a further lawned area, bushes and trees.
- Rear Garden:**
Measure approximately 50' x 30' extending to 57'. A pleasant westerly facing aspect and comprising a paved patio area, outside tap comprises area laid to lawn, planted bushes, garden pond, garden shed.
- Garage:**
17' x 9' (5.18m x 2.74m) With up and over door, power and light. personal door to side leading into a car port. There is also a gravel driveway providing off road parking.

OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
1980
- Approximate Area:**
124.6sqm/1342sqft
- Sellers Position:**
No forward chain
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows. Aluminium double glazed patio doors
- Loft Space:**
Partially boarded with ladder and light connected
- Infant/Junior School:**
Hiltingbury Infant/Junior School
- Secondary School:**
Thornden Secondary School
- Council Tax:**
Band E
- 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.



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

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