



sparks ellison

22 Keepers Close, Chandler's Ford, SO53 4SB

£550,000

A wonderful four bedroom detached family home affording a host of attributes to include a re-fitted ground floor cloakroom, sitting room with modern built-in shelving display cabinets and media wall together with a re-fitted kitchen, utility room, study and separate dining room. On the first floor the main bedroom benefits from a re-fitted en-suite shower room together with three further bedrooms and a modern bathroom. There is also the benefit of a pleasant good size frontage leading to a garage and delightful rear garden measuring approximately 44' x 33'. Keepers Close forms part of the popular Valley Park area which itself benefits from an excellent range of day-to-day amenities in Pilgrims Close including schooling. There is also the benefit of Knightwood Leisure Centre, woodland walks and parks nearby.

ACCOMMODATION

Ground Floor:

Reception Hall:

Storage cupboard.

Cloakroom:

Re-fitted modern white suite comprising wash basin with cupboard under, wc.

Dining Room:

11'2" x 8'6" (3.40m x 2.59m)

Kitchen:

12' x 9'10" (3.66m x 3.00m) Range of re-fitted white gloss units, electric double oven/combination microwave, gas hob with extractor hood over, integrated fridge/freezer and wine cooler, space and plumbing for dishwasher

Utility Room:

7'7" x 7'5" (2.31m x 2.26m) Range of units, space and plumbing for appliances, boiler, door to outside.

Sitting Room:

17'7" x 15'7" (5.36m x 4.75m) An extensive range of modern fitted shelving and display units incorporating a media wall, double doors to rear garden, contemporary style electric fire

Study:

7'6" x 6'10" (2.29m x 2.08m)

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

12'3" x 10' (3.73m x 3.05m) Measurement up to range of built in wardrobes.

En-Suite Shower Room:

8'6" x 5'7" (2.59m x 1.70m) Re-fitted suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls

Bedroom 2:

12'5" x 9'2" (3.78m x 2.79m) Fitted wardrobes.

Bedroom 3:

9' x 7'4" (2.74m x 2.24m)

Bedroom 4:

8'5" x 7' (2.57m x 2.13m) Built in wardrobe.

Bathroom:

8'6" x 6'9" (2.59m x 2.06m) Modern suite comprising P shaped bath with mixer tap and separate shower unit over with glazed screen, wash basin, wc, tiled walls.

OUTSIDE

Front:

A good size frontage enclosed by hedging provides a driveway affording parking for several vehicles leading to the garage, lawned areas with well stocked flower and shrub borders, side path and gate to rear garden.

Rear Garden:

Approximately 44' x 33'. A patio adjoins the rear of the property with raised borders leading onto a lawned area surrounded by well-stocked borders enclosed by fencing, gazebo, shed.

Garage:

17'7" x 9'3" (5.36m x 2.82m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1465sqft/136sqm

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:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

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 £20 + vat per person for these checks.

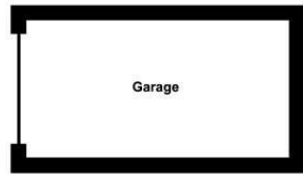
Ground Floor = 675 sq ft / 62.7 sq m
 First Floor = 624 sq ft / 57.9 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1465 sq ft / 136 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



(Please Note The Garage Is Not Situated In Exactly This Location)



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		71	82
		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1249691

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