



sparky ellison

23 Calshot Drive, Chandlers Ford, SO53 3NY

£525,000

A wonderful four bedroom detached family home occupying an enviable location at the end of the cul-de-sac on the edge of Valley Park. The property itself benefits from many features and is well presented throughout with accommodation consisting of reception hall leading to the sitting room, dining room, fitted kitchen, conservatory, cloakroom, and utility room. On the first floor are four good size bedrooms, three of which benefit from built in wardrobes together with a shower room and family bathroom. The generous frontage provides a driveway leading to the storage room/garage together with a good size lawned area surrounded by well stocked borders and hedging. Calshot Drive is conveniently placed within walking distance to range of local shops, amenities and schooling in Pilgrims Close on Valley Park together with neighbouring woodland walks and parks. The centre of Chandlers Ford is a short distance away and easy access can also be gained to the M3 and M27 motorways.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor with cupboard under.

Sitting Room:
16’2” x 11’10” (4.93m x 3.61m) Fireplace with inset gas fire, bay window.

Dining Room:
11’8” x 8’8” (3.56m x 2.64m) Double doors to rear garden.

Kitchen:
14’ x 8’3” (4.27m x 2.52m) Range of units with wooden worktops over, double electric oven, gas hob with extractor hood over, cupboard housing boiler, space and plumbing for appliances, door to conservatory.

Conservatory:
Laminate wood flooring, doors to rear garden, glass roof.

Cloakroom:
Wash basin, wc.

Utility Room:
7’8” x 7’ (2.34m x 2.13m) Range of storage cupboards, space and plumbing for appliances, sink unit, door to storage room/garage.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
12’ x 11’9” (3.66m x 3.58m) Range of fitted wardrobes and matching bedside tables.

En-Suite Shower Room:
Suite comprising shower cubicle, wash basin.

Bedroom 2:
10’9” x 10’6” (3.28m x 3.20m) Wardrobe to remain.

Bedroom 3:
8’11” x 8’7” (2.72m x 2.62m) Cupboard with shelving.

Bedroom 4:
9’6” x 6’9” (2.90m x 2.06m)

Bathroom:
Suite comprising bath with mixer tap, separate shower cubicle, wash basin, wc, tiled walls.

OUTSIDE

Front:
To the front of the property is a good size frontage with brick paved driveway leading to the garage. Adjacent lawned area enclosed by well stocked borders and hedging.

Rear Garden:
Approximately 36’9” x 36’7” A patio adjoins the house leading onto a good size lawned area surrounded by well stocked borders and enclosed by fencing, shed.

Garage/Storage Room:
Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
1356sqft/126sqm (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
St Francis C of E Primacy School

Secondary School:
Toynbee Secondary School

Local Council:
Test Valley Borough Council - 01264 368000

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 = 701 sq ft / 65.1 sq m
 First Floor = 543 sq ft / 50.4 sq m
 Garage = 112 sq ft / 10.4 sq m
 Total = 1356 sq ft / 126 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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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