



se sparks ellison
For Sale



sparks ellison

35 Harvest Road, Chandler's Ford, SO53 4HE

£575,000

A modern four bedroom detached family home with an extended kitchen/breakfast room presented in excellent order throughout. The property benefits from an enclose porch leading to a entrance hall, cloakroom, sitting room, dining room, modern and extended kitchen/breakfast room, master bedroom with en-suite, three further bedrooms and a family bathroom. Externally the property benefits from a good size resin bonded driveway (2024) and an attractive rear garden, whilst the garage has been converted to allow for the extension to the kitchen and utility room.

ACCOMMODATION

Ground Floor:

Enclosed Porch:

Front door to:

Entrance Hall:

Stairs to first floor.

Cloakroom:

5'1" x 2'7" (1.55m x 0.79m) White suite comprising WC, wash hand basin.

Sitting Room:

16'9" x 10'4" (5.11m x 3.15m) Feature fireplace surround and hearth with inset coal effect gas fire.

Dining Room:

11'8" x 8'4" (3.56m x 2.54m) Patio doors to rear garden.

Kitchen/Breakfast Room:

17'6" max x 15'7" max (5.33m max x 4.75m max) A range of modern cream gloss units, breakfast bard, built in double oven, built in five ring gas hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer, space for table and chairs, tiled floor, double doors to rear garden.

Utility Room:

Range of cupboards, space and plumbing for appliances, boiler, tiled floor.

First Floor

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

14'6" x 9'8" (4.42m x 2.95m) Built in wardrobe, three fitted wardrobes.

En-Suite:

7'5" into shower x 5'3" (2.26m into shower x 1.60m) White suite comprising shower in cubicle, wash hand basin with cupboard under, WC, tiled floor.

Bedroom 2:

9'10" x 9'8" (3.00m x 2.95m)

Bedroom 3:

12'9" x 8'5" (3.89m x 2.57m) Fitted wardrobes.

Bedroom 4:

8'2" x 7' (2.49m x 2.13m)

Bathroom:

6'11" x 5'7" (2.11m x 1.70m) White suite comprising bath with mixer tap and separate shower unit over, wash hand basin with cupboard under, WC, tiled floor

OUTSIDE

Front:

Area laid to lawn, resin bonded driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 43' x 38' with paved patio area, area laid to shingle, area laid to lawn, variety of plants and shrubs, outside tap, outside power point, garden shed, wooden summer house, enclosed by fencing.

Agents Note:

The garage has been shortened to allow for an increase in size of the kitchen/breakfast room.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1990's

Approximate Area:

1340sqft/124.4sqm

Sellers Position:

Looking for forward purchase but may consider vacant possession

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Knightwood Primary 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

Agents Notes:

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 = 738 sq ft / 68.5 sq m
 First Floor = 602 sq ft / 55.9 sq m
 Total = 1340 sq ft / 124.4 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	EU Directive 2002/91/EC	

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