



sparks ellison



# 63 Morgan Le Fay Drive, Chandler's Ford, SO53 4JQ

£475,000

A beautifully presented three storey modern town house occupying an enviable location backing on to woodland. The property affords spacious, well proportioned rooms together with two en-suite facilities, kitchen/breakfast room, along with a utility room, separate ground floor family room / study and a good size sitting room providing woodland views. Externally there is a pleasant 38' south westerly facing rear garden backing on to woodland along with parking and a garage to the front. Morgan Le Fay Drive sits within catchment for Knightwood and Thornden schools.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Stairs to first floor with cupboard under, double coats cupboard.

#### Cloakroom:

5'8" x 2'9" ( 1.73m x 0.84m) White suite comprising wash hand basin, WC, tiled floor.

#### Family Room/Study:

11'1" x 8'2" (3.38m x 2.49m)

#### Kitchen/Breakfast Room:

15'3" x 8'2" (4.65m x 2.49m) Built in electric double oven, built in gas hob, fitted extractor hood, space and plumbing for dishwasher, boiler in cupboard, space for fridge freezer, space for table and chairs.

#### Utility Room:

6'5" x 6' (1.96m x 1.83m) Space and plumbing for washing machine, space for tumble dryer, tiled floor, door to rear garden.

### FIRST FLOOR

#### Landing:

Stairs to second floor.

#### Sitting Room:

15'4" x 15'4" (4.67m x 4.67m) An L shaped room with attractive views towards the woodland.

#### Bedroom 3:

11'4" x 8'3" (3.45m x 2.51m)

#### Bathroom:

7'10" x 6'8" (2.39m x 2.03m) White suite with chrome fitments comprising panel bath with mixer tap and shower attachment, wash hand basin, WC.

### SECOND FLOOR

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

15'8" x 9'8" (4.78m x 2.95m) Windows overlooking the wooded area.

#### En-suite:

8'6" x 5'4" (2.59m x 1.63m) White suite with chrome fitments comprising open ended shower enclosure, wash hand basin, WC.

#### Bedroom 2:

11'2" x 9'8" (3.40m x 2.95m)

#### En-suite:

7'2" x 5'4" (2.18m x 1.63m) White suite with chrome fitments comprising open ended shower enclosure, wash hand basin, WC

## OUTSIDE

#### Front:

Off street parking to the front, side access to the rear garden.

#### Rear Garden:

Approximately 38' x 20". The garden affords a pleasant south-westerly aspect and is enclosed by panelled fencing. A patio adjoins the house leading on to lawned area enclosed by flower and shrub borders. Outside tap and light.

#### Garage:

19'5" x 9'10" (5.92m x 3.00m) Situated opposite the property with up and over door, pitched roof affording storage above

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1999

#### Approximate Area:

1227sqft/133.7sqm

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded

#### Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band D

#### Local Council:

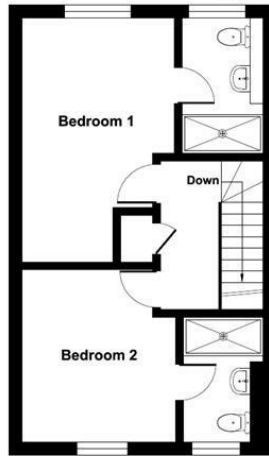
Test Valley Borough Council 01264 368000

#### Agents Note:

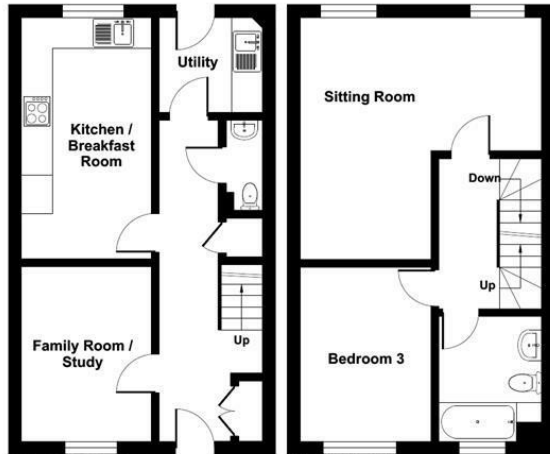
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Ground Floor = 409 sq ft / 37.9 sq m  
 First Floor = 409 sq ft / 37.9 sq m  
 Second Floor = 409 sq ft / 37.9 sq m  
 Total = 1227 sq ft / 113.7 sq m  
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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