



sparks ellison

23 Fairbairn Walk, Chandler's Ford, SO53 4HT

£400,000

A modern semi detached family home situated in a popular cul de sac location within the well regarded Knightwood Park development that provides an array of facilities including local shops, health practices, public house, schooling, leisure centre and woodland walks. The property provides a good size sitting room that leads through to a dining room. The kitchen has been opened up to remove a separate utility room providing a more spacious feel. The master bedroom boasts an en suite shower room with two further bedrooms sharing the bathroom. Externally there is an enclosed rear garden, driveway and garage. Fairbairn Walk sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Cloakroom:
6'10" x 2'8" (2.08m x 0.81m) Comprising wash hand basin, WC.

Sitting Room:
16'11" x 15'5" (5.16m x 4.70m) Stairs to first floor.

Dining Room:
10'6" x 8'5" (3.20m x 2.57m)

Kitchen:
14'8" x 6'9" (4.47m x 2.06m) Built in oven, built-in gas hob, fitted extractor hood, integrated fridge freezer, integrated washing machine, integrated tumble dryer, integrated dishwasher, tiled floor.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard housing boiler.

Bedroom 1:
14'10" x 8'6" (4.52m x 2.59m) Including wardrobe depth. Range of fitted wardrobes and cupboards.

En-suite:
8'6" x 2'10" (2.59m x 0.86m) Comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:
10'5" x 8'6" (3.18m x 2.59m)

Bedroom 3:
11' x 6'7" (3.35m x 2.01m)

Bathroom:
6'7" x 5'7" (2.01m x 1.70m) Comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE

Front:
Area laid to shingle, pathway to front door, side access to rear garden.

Rear Garden:
Measures approximately 33' x 20' and comprises paved patio area, area laid to lawn, planted beds, area laid to timber deck, outside tap.

Garage:
20' x 9'10" (6.10m x 3.00m) With up and over door, power and light, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2000

Approximate Area:
102.2sqm/1100sqft (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Knightwood Primary/St. Francis Primary School

Secondary School:
Thornden Secondary School

Council Tax:
Band D

Local Council:
Test Valley Borough Council - 01264 368000

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.

Ground Floor = 482 sq ft / 44.7 sq m
 First Floor = 428 sq ft / 39.7 sq m
 Garage = 190 sq ft / 17.6 sq m
 Total = 1100 sq ft / 102.2 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		
(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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