



sparks ellison

8 Tees Close, Chandler's Ford, SO53 4RU

£475,000

A modern three bedroom detached family home situated in a popular cul de sac location within the well regarded Valley Park development that benefits from an array of facilities including local shops, schools, public house, health practices, leisure centre and woodland walks. The property benefits from well proportioned rooms and a well planned layout with the benefit of a conservatory overlooking the well tended garden along with an office attached to the garage that also opens into the garden. Tees Close sits within catchment for Hiltingbury and Thornden Schools and No.8 is offered for sale with no forward chain.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

5'4" x 2'9" (1.63m x 0.84m)
Comprising wash hand basin, WC.

Sitting Room:

19'5" x 10'8" (5.92m x 3.25m)
Fireplace surround and hearth with inset gas fire.

Dining Room

9'4" x 8'7" (2.84m x 2.62m)
Opening to conservatory.

Conservatory

11'2" x 8' (3.40m x 2.44m)

Kitchen/Breakfast Room:

10'8" x 10'2" into recess (3.25m x 3.10m into recess)
Space for cooker, space for fridge freezer, space for table and chairs

Utility Room:

6'1" x 5'2" (1.85m x 1.57m)
Wall mounted boiler, space and plumbing for dishwasher, space for tumble dryer.

First Floor:

Landing:

Access to loft space.

Bedroom 1:

14'2" x 10'7" including wardrobe depth (4.32m x 3.23m including wardrobe depth)
Range of fitted furniture incorporating wardrobe and cupboard space along with dressing table with drawers.

En suite:

7'1" x 4'11" (2.16m x 1.50m)
Comprising open ended walk in shower enclosure, wash hand basin with cupboard under, WC, tiled floor, tiled walls.

Bedroom 2:

12'1" x 9' (3.68m x 2.74m)
Built in double wardrobe.

Bedroom 3:

10'10" including wardrobe depth x 10'3" (3.30m including wardrobe depth x 3.12m)
Range of built-in furniture incorporating wardrobe and cupboard space along with shelving.

Bathroom:

8'4" max x 6'3" (2.54m max x 1.91m)
Comprising bath with shower attachment, wash hand basin inset to vanity unit, WC, built in airing cupboard housing hot water tank.

OUTSIDE:

Front:

Area laid to lawn,, planted bed, side access to rear garden, block paved driveway providing off road parking.

Rear Garden:

Measures approximately 46' x 28' and comprises area laid to lawn, paved patio area, further paved patio area with rockery, planted beds, block paved patio area, outside storage shed, outside tap.

Garage:

16'2" x 8'8" (4.93m x 2.64m) With up and over door, power and light.

Office:

16'8" x 7'8" (5.08m x 2.34m) With power and light, door to garage, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

139.8sqm/1505sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

Hiltingbury Infant/Junior School/St. Francis Primary School

Secondary School:

Thornden Secondary School

Council Tax:

Band E

Local Council:

Test Valley Borough Council - 01264 368000

Agents Note:

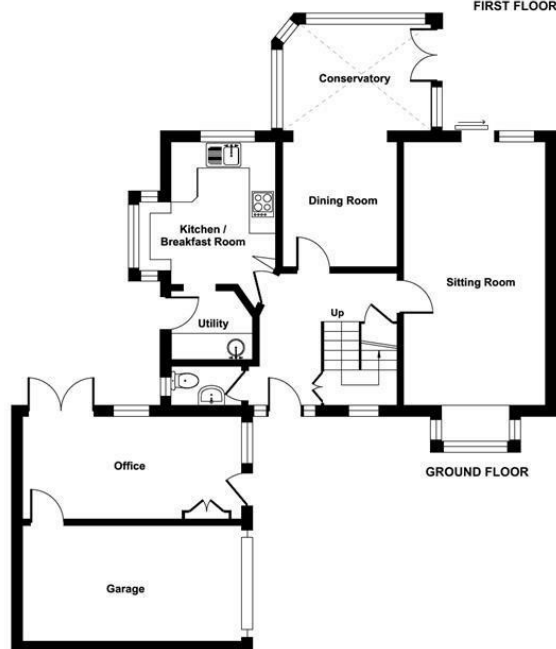
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



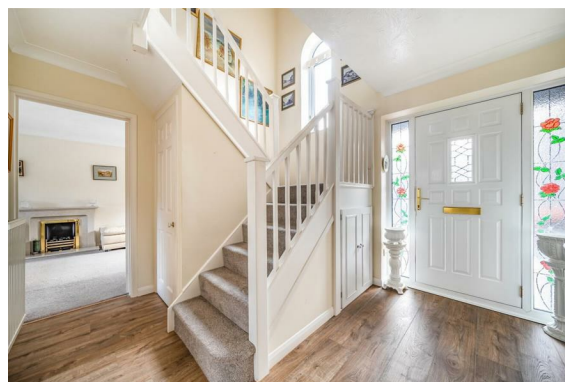
Ground Floor = 676 sq ft / 62.8 sq m
 First Floor = 552 sq ft / 51.2 sq m
 Garage = 277 sq ft / 25.7 sq m
 Total = 1505 sq ft / 139.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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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