



sparks ellison



# 11 Norbury Close, Chandler's Ford, SO53 1PZ

£550,000

An extended four bedroom detached family home situated in a pleasant cul de sac location within easy reach of local shops, health practices, railway station and the centre of Chandler's Ford. The property provides well proportioned rooms with three reception rooms along with a kitchen/breakfast room and a conservatory on the ground floor. On the first floor the master bedroom benefits from an en-suite with three further bedrooms sharing the family bathroom. Externally, there is a good size rear garden along with a large drive providing a good degree of off road parking along with a carport.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Vestibule:

**Entrance Hall:**  
Stairs to first floor, under stairs storage cupboard.

**Cloakroom:**  
4'4" x 3'1" (1.32m x 0.94m) Comprising wash hand basin, wc, tiled floor, tiled walls.

**Family Room:**  
12'2" x 9'5" (3.71m x 2.87m)

**Sitting Room:**  
17'9" x 15'11" max (5.41m x 4.85m max)

**Dining Room:**  
12'9" x 10'6" (3.89m x 3.20m)

**Conservatory:**  
10' x 9'10" (3.05m x 3.00m)

**Kitchen/Breakfast Room:**  
19'7 x 10'9" (5.97m x 3.28m) Space for Range style cooker, fitted extractor hood, integrated dishwasher, space for fridge freezer,, integrated washing machine, boiler in cupboard, fitted breakfast bar, space for table and chairs.

### FIRST FLOOR

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

**Bedroom 1:**  
13'2" x 9'10" (4.01m x 3.00m) Range of fitted wardrobes.

**En Suite:**  
7'6" x 6'5" (2.31m x 1.96m) Comprising shower in cubicle, wash hand basin, W.C, tiled walls.

**Bedroom 2:**  
11'4" x 9'11" plus door recess (3.45m x 3.02m plus door recess) Built in double wardrobe.

**Bedroom 3:**  
11'1" x 9'2" (3.38m x 2.79m) Built in wardrobes.

**Bedroom 4:**  
8'1" x 6'11" (2.46m x 2.11m) Built in wardrobe and shelving.

#### Bathroom:

8'1" x 5'6" (2.46m x 1.68m) Comprising bath with mixer tap and shower attachment, wash hand basin, W.C, tiled walls.

### OUTSIDE

**Front:**  
Block paved driveway providing off road parking and carport, side access to rear garden.

**Rear Garden:**  
Measures approximately 43' x 33' and comprises area laid to lawn, block paved patio area, planted beds, garden shed, outside tap.

### OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980's

**Approximate Area:**  
1658sqft/154sqm

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded, with ladder and light connected

**Infant/Junior School:**  
Chandler's Ford Infant/Merdon Junior School

**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band E

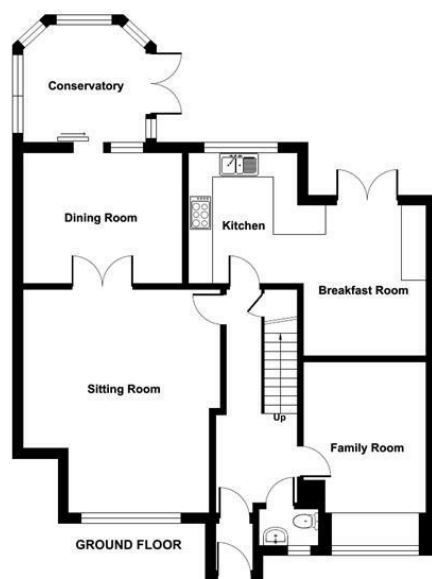
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**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 = 1011 sq ft / 94 sq m  
 First Floor = 647 sq ft / 60.1 sq m  
 Total = 1658 sq ft / 154 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1261472.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</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

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