



sparks ellison

39 Norbury Close, Chandler's Ford, SO53 1PZ

£425,000

This modern link-detached family home offers well proportioned, versatile accommodation which comprises a 17' sitting room, 16' kitchen/dining room, ground floor cloakroom and a converted garage providing a family room/utility/play room. On the first floor four bedrooms, an en-suite and family bathroom can be found. Externally the property benefits from a west facing secluded rear garden which has been neatly landscaped with approximate measurements of 31' x 30'.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:
6'4" x 5'1" (1.93m x 1.55m)
- Cloakroom:
4'9" x 4'2" (1.45m x 1.27m) Re-fitted with a white suite with chrome effect fitments comprising WC, wash hand basin, wall mounted combination boiler.
- Sitting Room:
17'11" x 17'9" narrowing to 15'7" (5.46m x 5.41m narrowing to 4.75m) Light and airy dual aspect room with stairs to first floor.
- Kitchen/Dining Room:
16'4" x 10'11" (4.98m x 3.33m) Built in double oven, built in gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, space for table and chairs.
- Family Room/Utility/Play Room:
15'10" x 7'10" (4.83m x 2.39m) Further range of storage units, space and plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

- Landing:
Linen cupboard and access to loft space.
- Bedroom 1:
15'7" max x 8'11" (4.75m max x 2.72m) Dual aspect room with fitted wardrobes.
- Bedroom 2:
12'6" x 7'10" (3.81m x 2.39m) Access to loft space.
- En-suite:
7'10" x 3'10" (2.39m x 1.17m) Re-fitted with a white suite comprising of enclosed shower cubicle, wash hand basin, WC, chrome effect fitments and heated towel rail.
- Bedroom 3:
10' x 9' (3.05m x 2.74m) Built in double wardrobe.
- Bedroom 4:
9'5" x 6'9" (2.87m x 2.06m) Built in double wardrobe.
- Bathroom:
6'10" x 6'3" (2.08m x 1.91m) Fitted with a white suite with chrome effect fitments comprising WC, wash hand basin, bath with wall mounted shower over, shower screen and heated towel rail.

OUTSIDE

- Front:
Area laid to lawn with pathway providing access to front door and driveway providing off road parking.
- Rear Garden:
Measuring approximately 31' x 30' and can be accessed from the property or the gated access to the side of the property. Raised decked area and area laid to lawn. The garden enjoys a good degree of privacy with a pleasant westerly aspect. Timber shed to remain.
- OTHER INFORMATION
- Tenure:
Freehold
- Approximate Age:
1980's
- Approximate Area:
1369sqft/117.7sqm
- Sellers Position:
No forward chain
- Heating:
Gas central heating
- Windows:
UPVC double glazed windows
- Loft Space:
Partially boarded with ladder and light connected
- Infant/Junior School:
Chandler's Ford Infant School/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 = 676 sq ft / 62.8 sq m
First Floor = 593 sq ft / 55 sq m
Total = 1269 sq ft / 117.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023.
Produced for Sparks Ellison. REF: 990005



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

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



