



sparks ellison

# 30 Pine Crescent, Chandler's Ford, SO53 1LL

£725,000

A magnificent three bedroom detached bungalow which in recent years has been the subject of an extension and complete refurbishment throughout impeccably finished in a an attractive contemporary style. The stylish and captivating property benefits from a host of wonderful attributes to include a generous reception hall, living room with doors out to the rear garden, a fully fitted kitchen, generous main bedroom with en-suite two further bedrooms and a beautifully appointed bathroom. The gardens have been attractively landscaped and afford a pleasant southerly aspect and at the end of the garden is a useful garden room which could make for an ideal home office or gym with adjoining workshop. Pine Crescent is conveniently situated within walking distance to a range of local shops on Hiltingbury Road together with the community Centre and leisure Centre as well as the picturesque Hiltingbury Lakes and schools to include Hiltingbury and Thornden.

## ACCOMMODATION

### Reception Hall:

Double storage cupboard housing boiler.

### Study Area:

Feature wood panel wall.

### Inner Hallway:

Airing cupboard, hatch to loft space.

### Sitting/Dining Room:

21'9" x 12'11" (6.63m x 3.93m) Double doors to garden.

### Kitchen:

14'3" x 10'10" (4.35m x 3.30m) An attractive range of modern matt grey handleless units, electric oven, microwave, induction hob with extractor hood over and dishwasher. larder style cupboard.

### Lobby:

Door to outside.

### Cloakroom:

Modern white suite comprising wash basin with cupboard under WC.

### Bedroom 1:

19'8" x 13'9" (5.99m x 4.20m) Fitted wardrobes.

### En-suite Shower Room:

Modern white suite with chrome fitments comprising walk in shower cubicle, wash basin with cupboard under, W.C.

### Bedroom 2:

11'11" x 9'11" (3.63m x 3.03m) Fitted wardrobe.

### Bedroom 3:

9'5" x 9'5" (2.87m x 2.86m)

### Bathroom:

Modern white suite with chrome fitments comprising P shaped bath with glazed screen and mixer tap, separate shower unit over, wash basin with cupboard under, WC, blue fitments and grey tiles.

## OUTSIDE

### Front:

To the front of the property is a block paved driveway and rendered retaining walls incorporating lawned areas with pathway to front door and side gate to garden.

### Rear Garden:

Attractively landscaped areas incorporating composite decks one of which benefits from a pergola ideal for outside entertaining, lawned areas and rendered retaining wall, approximately 48'6" up to the cabin.

### Garden Room/Cabin:

12'5" x 10'11" (3.78m x 3.34m) Electric heating, patio doors, ideal for home office or gym.

### Storeroom/Workshop:

11'4" x 5'3" (3.46m x 1.59m) Light and power, space behind for further shed if required.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

Originally built in 1960's. Extended and modernised circa 2023

### Approximate Area:

129.4sqm/1394sqft

### 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:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Council Tax:

Band D

### Local Council:

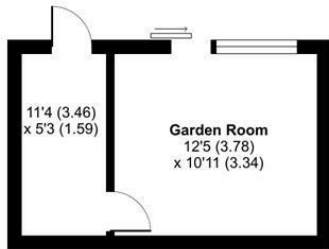
Eastleigh Borough Council - 02380 688000

### Agents Note:

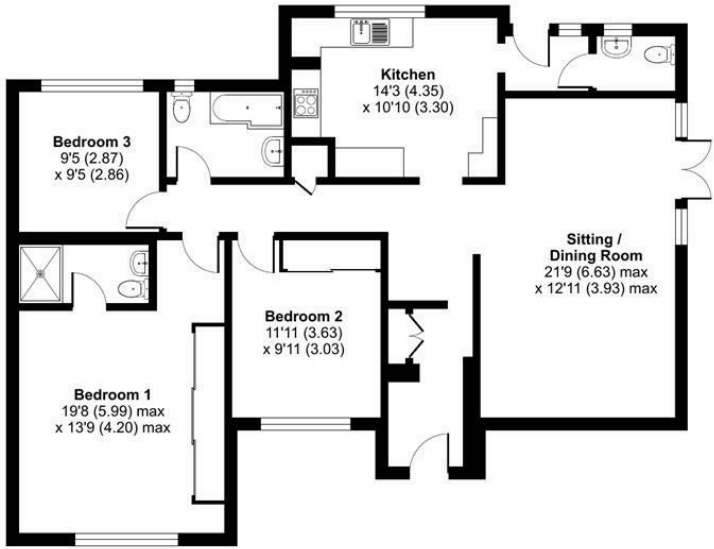
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 1192 sq ft / 110.7 sq m  
 Outbuilding = 202 sq ft / 18.7 sq m  
 Total = 1394 sq ft / 129.4 sq m  
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2025. Produced for Sparks Ellison. REF: 1266614

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