



sparks ellison

8 Moorings Close, Chandler's Ford, SO53 1AN

£525,000

A stunning three bedroom home constructed in 2021 forming part of a small select development of quality homes conveniently situated in the heart of Chandler's Ford. The property is presented in exceptional condition throughout and affords a host of wonderful attributes to include a 22'6" reception hall, 18' sitting room, 17'8" kitchen/dining room, separate utility room and ground floor cloakroom. On the first floor is the main bedroom with two built-in wardrobes and well appointed en- suite with two further bedrooms benefiting from double wardrobes complimented by a delightful bathroom. Externally the property benefits from two parking spaces directly outside the house and garden which affords a pleasant southerly aspect. Moorings close is conveniently situated just off Valley Road in an established location and within walking distance to local amenities to include excellent schooling.

ACCOMMODATION

GROUND FLOOR

- Reception Hall:**
22'6" (6.86m) Tiled floor, storage cupboard.
- Cloakroom:**
Modern white suite comprising circular wash basin with cupboard under, WC, tiled floor.
- Sitting Room:**
18' x 10'3" (5.49m x 3.12m) Bay window.
- Kitchen/Dining Room:**
17'8" x 11'4" (5.38m x 3.45m) Range of matt white units, integrated fridge/freezer, dishwasher, electric double oven, induction hob with extractor hood over, tiled floor, space for table and chairs, double doors to rear garden.

Utility Room:
10'3" x 6'1" (3.12m x 1.85m) Space and plumbing for appliances, sink unit, boiler, door to outside, airing cupboard.

FIRST FLOOR

- Landing:**
Hatch to loft space, useful double storage cupboard.
- Bedroom 1:**
12'5" x 10'6" (3.78m x 3.20m) Two built in double wardrobes.

En-suite Shower Room:
9' x 5'1" (2.74m x 1.55m) Modern white suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.

Bedroom 2:
11' x 8'8" (3.35m x 2.64m) excluding door recess. Built-in double wardrobe.

Bedroom 3:
9'4" x 8'10" (2.84m x 2.69m) Built in double wardrobe.

Bathroom:
8'10" x 6'5" (2.69m x 1.96m) Modern white suite comprising bath with mixer tap and shower unit over with glazed screen, wash basin with cupboard under, WC, tiled floor .

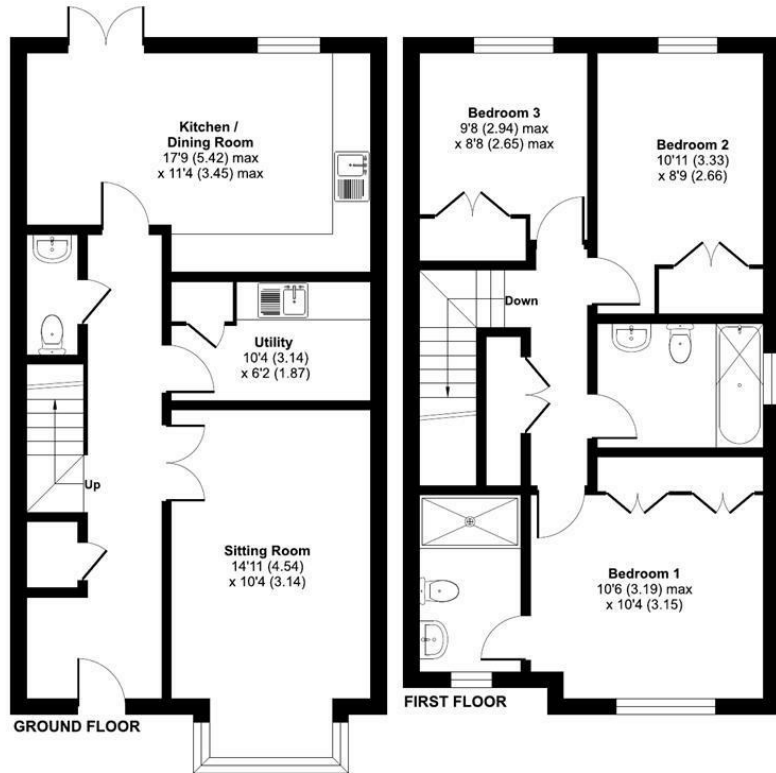
OUTSIDE

- Front:**
Pathway to front door, side access to rear garden.
- Rear Garden:**
Approximately 32'9" x 23'. Enjoying a pleasant southerly aspect with patio, lawned area, enclosed by fencing.

OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
2021
- Approximate Area:**
110.8sqm/1194sqft
- Sellers Position:**
Looking for forward purchase
- Heating:**
Gas central heating. Underfloor ground floor, radiators first floor.
- Windows:**
UPVC double glazed windows
- Infant/Junior School:**
Chandler's Ford Infant/Merdon 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 = 612 sq ft / 56.8 sq m
 First Floor = 582 sq ft / 54 sq m
 Total = 1194 sq ft / 110.8 sq m
 For identification only - Not to scale



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: 1263639



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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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