



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

£695,000

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

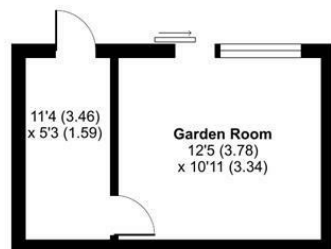
Council Tax:
Band D

Local Council:
Eastleigh Borough Council - 02380 688000

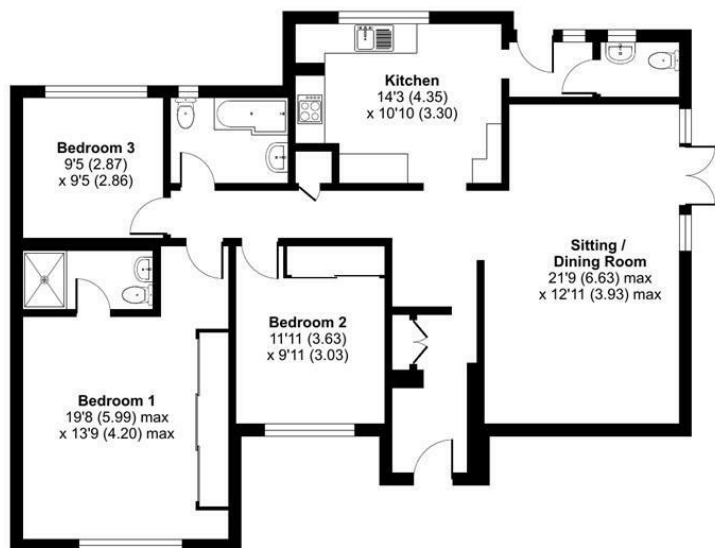
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



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

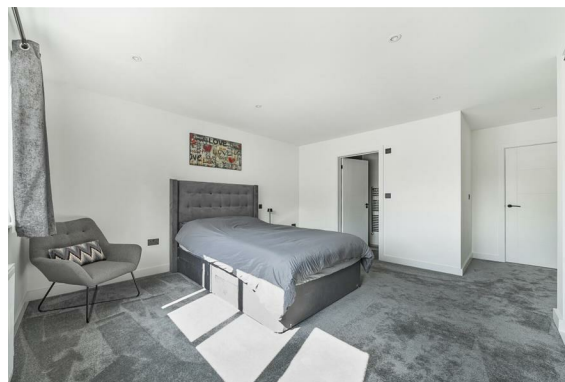


OUTBUILDING



GROUND FLOOR

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: 1266614



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	

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