



sparkes 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

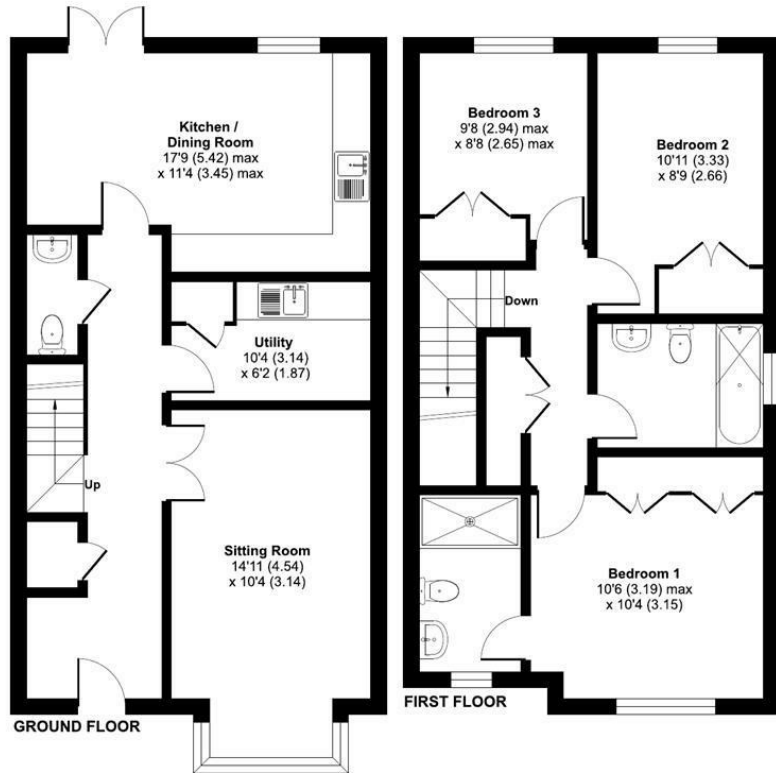
Secondary School:
Thornden Secondary School

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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