

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

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.

#### 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.

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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



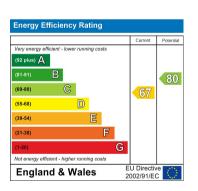


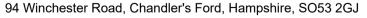












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