



sparks ellison

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

£425,000

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.

OUTSIDE

- 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.




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




FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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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