



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

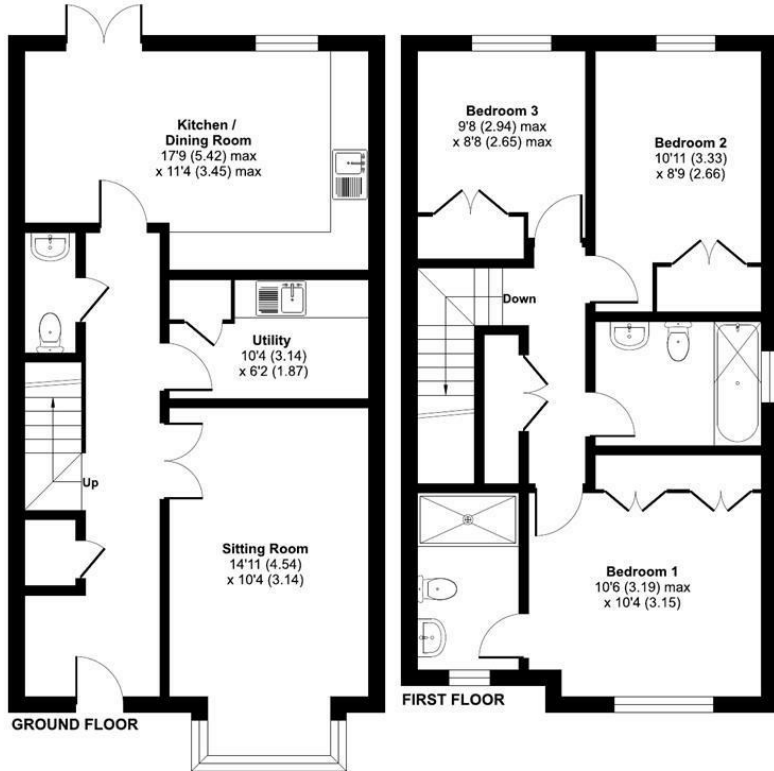
#### Local Council:

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nritchcom 2025. Produced for Sparks Ellison. REF: 1263639

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk  
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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