



sparks ellison



# 3 Vanburgh Way, Chandler's Ford, SO53 1SE

£725,000

An exceptional four bedroom detached family home situated on the popular North Millers Dale development which itself benefits from a gastro pub and Flexford nature reserve together with being in walking distance to a range of shops on Hiltingbury Road and Ashdown Road and Hiltingbury schools and community centre. The property affords a host of wonderful attributes to include three main reception rooms and space for home working together with a log burner in the sitting room and magnificent open plan kitchen/breakfast family room with bi-fold doors to the rear garden. On the first floor are four double bedrooms together with two re-fitted modern en-suites and a re-fitted modern shower room To the front of the property is a good sized driveway leading to the garage and to the rear a generous garden affording a high degree of privacy measuring approximately 50' x 45'.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

#### Cloakroom:

Re-fitted modern white suite with chrome fittings comprising wash basin and WC.

#### Inner Hallway:

Airing cupboard.

#### Dining Room:

13'11" x 12'1" (4.24m x 3.68m) Stairs to first floor, bow window and fitted shutters.

#### Sitting Room:

14'2" x 12'2" max (4.33m x 3.70m) Feature log burner, full height bay window and double doors to rear garden.

#### Kitchen/Breakfast/Family Room:

16'7" x 14'3" (5.05m x 4.34m) The kitchen area has been re-fitted with a range of modern white gloss units with stainless steel furniture and composite worktops incorporating a breakfast bar, electric double oven, induction hob with extractor hood over, integrated dishwasher, space for American style fridge freezer. The living area provides space for sofas and chairs, bi-fold doors to rear garden and feature wood panel wall.

#### Family Room:

16'9" x 9'1" (5.10m x 2.76m) Bow window.

#### Utility Room:

7'9" x 6'5" (2.35m x 1.96m) Range of units, space and plumbing for appliances, boiler, door to garage.

### FIRST FLOOR

#### Landing:

Hatch to loft space.

#### Bedroom 1:

17' x 16'10" (5.18m x 5.14m) Feature vaulted ceiling, window shutters.

#### En-suite Shower Room:

Re-fitted modern white suite with chrome fittings comprising corner shower cubicle, wash basin with cupboard under, WC.

#### Bedroom 2:

11'6" x 10'6" (3.50m x 3.20m) Wall to wall fitted wardrobes.

#### En-suite Shower Room:

Re-fitted modern white suite with chrome fittings comprising shower cubicle, wash basin with cupboard under, WC.

#### Bedroom 3:

14'4" x 10'1" (4.37m x 3.07m)

#### Bedroom 4:

11'3" x 9'7" (3.44m x 2.93m)

#### Shower Room:

Re-fitted modern white suite comprising full width shower cubicle, wash basin with cupboard under, WC.

### OUTSIDE

#### Front:

To the front of the property is a good sized driveway leading to the garage with adjacent lawned area and side access to rear garden.

#### Rear Garden:

Approximately 50' x 45' A full width patio adjoins the house leading on to an area of artificial grass surrounded by planted borders and enclosed by fencing. The rear garden enjoys a high degree of privacy.

#### Garage:

Light and power, tap.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1980

#### Approximate Area:

2005sqft/186.3sqm (Including garage)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows. Aluminium bi-fold doors.

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band E

#### Local Council:

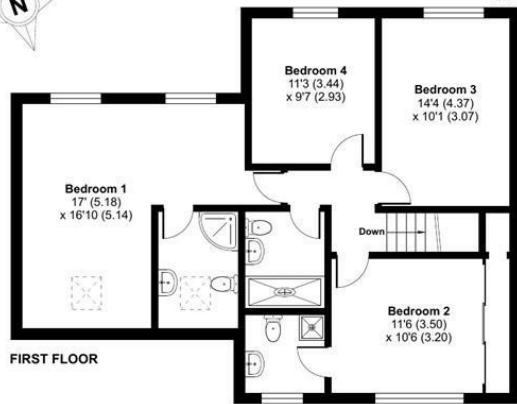
Eastleigh Borough Council - 02380 688000

#### 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 = 1013 sq ft / 94.1 sq m  
 First Floor = 850 sq ft / 79 sq m  
 Garage = 142 sq ft / 13.2 sq m  
 Total = 2005 sq ft / 186.3 sq m

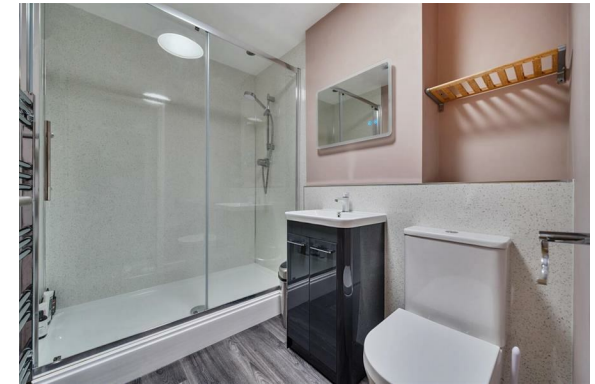
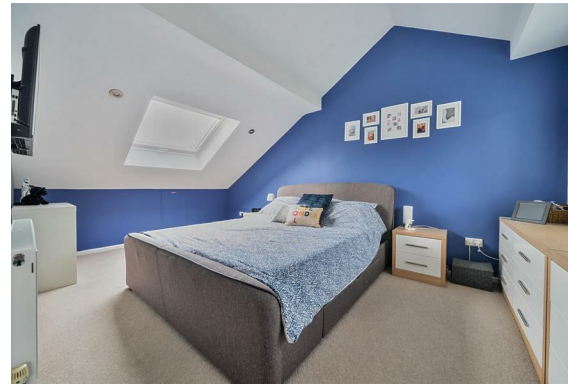
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FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	99	100
(92 plus) <b>A</b>		
(81-91) <b>B</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	

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