



sparks ellison

30 Kelburn Close, Chandler's Ford, SO53 2PU

£400,000

A delightful three bedroom detached bungalow pleasantly situated at the end of a quiet cul-de-sac within South Millers Dale. South Millers Dale is conveniently situated within walking distance to a range of shops on Hursley Road together with Chandler's Ford railway station and just further along is Winchester Road with bus services to Southampton and Winchester and a further range of shopping and amenities. The property is offered for sale with no forward chain and benefits from a modern fitted kitchen and modern fitted shower room together with a good sized driveway affording parking leading to a detached garage. A particularly attractive feature of the property is the 42' x 37' rear garden which affords a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Front door to:

Reception Hall:

Hatch to loft space, airing cupboard.

Sitting Room:

18'2" x 10'11" (5.53m x 3.33m) Fireplace, bow window.

Kitchen:

10'11" x 10'11" (3.33m x 3.33m) Range of Shaker style units incorporating breakfast bar, electric double oven and electric hob with extractor hood over, integrated fridge freezer, space and plumbing for further appliances, boiler, door to.

Conservatory:

18'6" x 8'11" (5.64m x 2.73m) Radiator, electric heating, double doors to rear garden.

Bedroom 1:

12'4" x 9'1" (3.77m x 2.78m) Fitted wardrobe.

Bedroom 2:

9'3" x 9'11" (2.82m x 2.78m) Freestanding wardrobe.

Bedroom 3/Dining Room:

9'9" x 9' (2.98m x 2.75m) Patio doors to conservatory.

Shower Room:

Modern white suite with chrome fitments comprising corner shower cubicle with glazed screen, wash basin, WC, tiled walls.

OUTSIDE

Front:

A good sized driveway and turning area provides parking for several vehicles, adjacent lawned area with well stocked borders to include an Acer tree and Magnolia tree, side gate to rear garden.

Rear Garden:

Approximately 42' x 37'. A patio adjoins the property leading onto a lawned area

surrounded by well stocked flower and shrub borders to include three Acer trees, pergola, shed. The gardens are enclosed by hedging and affords a high degree of privacy benefiting from a south easterly aspect.

Garage:

17'7" x 8'2" Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1981

Approximate Area:

87.9sqm/947sqft

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:

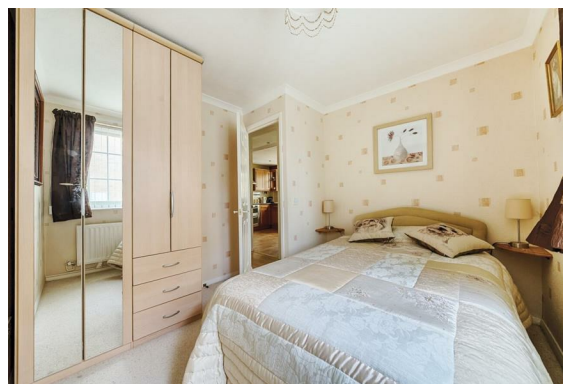
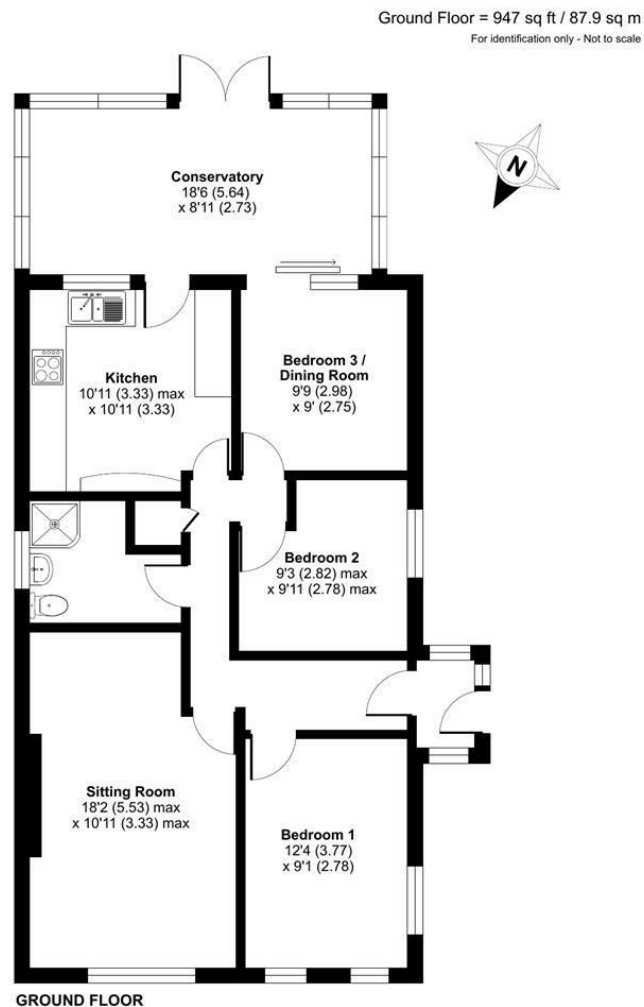
Band D

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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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