



24 Fryern Close, Chandler's Ford, SO53 2LF

£385,000

A wonderful three bedroom semi-detached home which has been the subject of complete modernisation throughout by the current sellers since they purchased the property in 2021. This delightful home affords a host of wonderful attributes with accommodation that consists of sitting room with double doors to the rear garden, re-fitted kitchen/dining room with door to rear garden, three bedrooms and a stunning re-fitted bathroom. There is plenty of space outside and to the front a generous driveway affords parking for several vehicles. The stunning rear garden has been landscaped with a full width paved terrace and covered entertaining area, good sized lawned area surrounded by sleeper edge planting, a further covered sitting area and generous garden shed, all of which has the benefit of a southerly aspect. Fryern Close is conveniently situated within a level walk of Waitrose and the centre of Chandler's Ford together with other amenities as well as Fryern recreation ground and schooling.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Coats hanging space, stairs to first floor.

Sitting Room:
14'4" x 12'5" (4.37m x 3.78m) Chimney breast with cupboard to one side, double doors to rear garden.

Kitchen/Dining Room:
17'7" x 10'11" (5.36m x 3.32m) A comprehensive range of re-fitted french navy coloured units, island unit with inset induction hob and electric oven under, integrated dishwasher and fridge freezer, space for table and chairs with built in seating and storage under, under stairs recess, door to rear garden.

FIRST FLOOR

Landing:
Hatch to loft space, Panelled walls.

Bedroom 1:
12'5" x 8'8" (3.78m x 2.65m)

Bedroom 2:
11' x 9'2" (3.36m x 2.80m)

Bedroom 3:
8'2" x 7'9" (2.48m x 2.37m)

Bathroom:
Re-fitted modern white suite with black fitments comprising double ended bath with adjacent stand up mixer tap and shower attachment, separate shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.

OUTSIDE

Front:
To the front of the property is a generous driveway affording parking for several vehicles with raised sleeper edged planted border and side gate to rear garden.

Rear Garden:
The rear garden is a particularly delightful feature of the property with a full width paved terrace adjoining the house with covered area for outside entertaining leading onto a lawned area

surrounded by raised sleeper edged planted borders. Further covered area to the end of the garden with built in seating. The rear gardens also enjoy a pleasant sunny southerly aspect.

Garden Shed:
14'10" x 9'7". Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1920's

Approximate Area:
77.6sqm/836sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

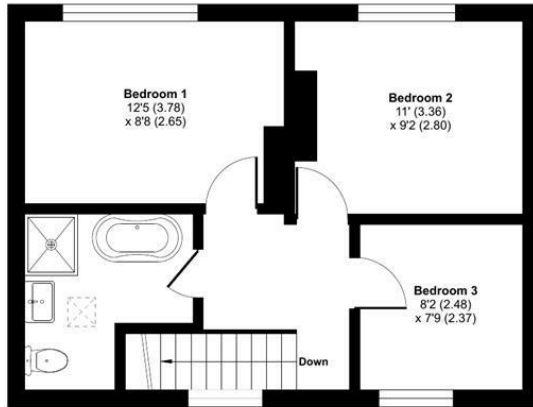
Council Tax:
Band B

Local Council:
Eastleigh Borough Council - 02380 688000

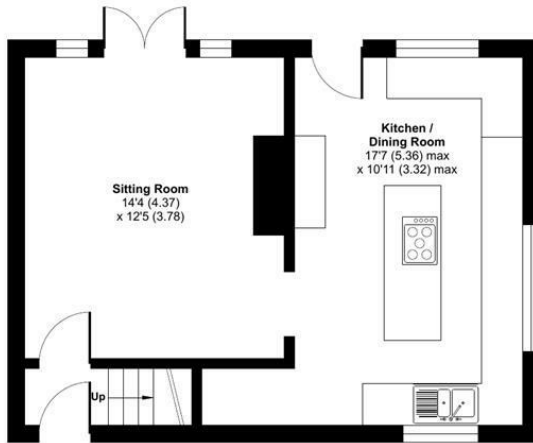
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 418 sq ft / 38.8 sq m
First Floor = 418 sq ft / 38.8 sq m
Total = 836 sq ft / 77.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



