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4 Thirlstane Firs, Chandler's Ford, SO53 4NX £450,000

An excellent three bedroom detached home offered for sale with no forward chain, situated within a quiet cul-de-sac off Castle Lane, on the edge of Valley Park. This convenient location is within walking distance to a range of shops and amenities in Pilgrims Close together with schooling. The house itself benefits from a number of attributes to include an extended and re-fitted kitchen/dining space together with a re-fitted bathroom, air source heat pump, garage and secluded rear garden with westerly aspect.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to first floor with cupboard under, laminate wood floor .

Shower Room:
Suite comprising shower cubicle, wash basin, WC.

Sitting Room:
22'10" x 12'8" (6.95m x 3.87m) Fireplace, laminate wood floor.

Dining Area:
Double doors to rear garden, laminate wood floor.

Kitchen/Breakfast Room:
19'1" x 10'10" (5.82m x 3.29m) The kitchen area benefits from a range of re-fitted cream coloured Shaker style units with granite worktops over, built-in electric oven and Induction hob with extractor hood over, integrated fridge freezer and dishwasher, space and plumbing for washing machine and tumble dryer, door to outside. The breakfast area provides space for table and chairs.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
12'2" x 9'3" (3.72m x 2.81m)

Bedroom 2:
11'10" x 10'5" (3.61m x 3.17m)

Bedroom 3:
9'6" x 9'3" (2.90m x 2.81m) Built in wardrobe.

Bathroom:
Re-fitted modern white suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin with cupboard under, WC, airing cupboard.

OUTSIDE

Front:
A brick paved driveway provides off street parking leading to the garage, adjacent lawned area enclosed by hedging, side access to rear garden.

Rear Garden:
Approximately 44' x 43'. A full width deck adjoins the house leading onto a lawned area enclosed by hedging and fencing providing a good degree of privacy.

Garage:
16'3" x 8'7" (4.95m x 2.62m) Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1993

Approximate Area:
88.6sqm/955sqft

Sellers Position:
No forward chain

Heating:
Air source heating

Windows:
UPVC double glazed windows

Loft Space:
Ladder and light connected

Infant/Junior School:
St. Francis Primary

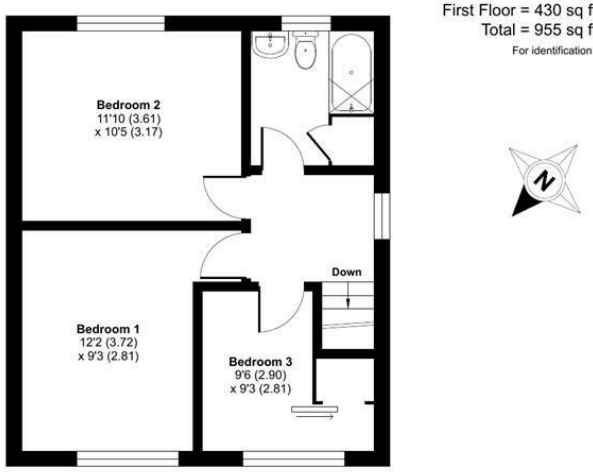
Secondary School:
Toynbee Secondary School

Council Tax:
Band D

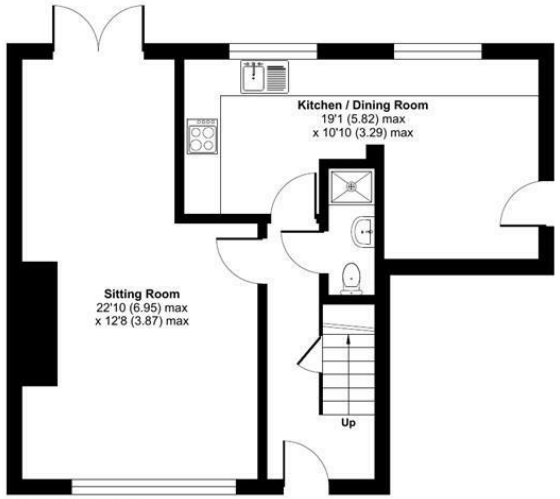
Local Council:
Test Valley Borough Council - 01264 368000

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 £50 + vat for these checks regardless of the number of buyers involved.

Ground Floor = 525 sq ft / 48.7 sq m
First Floor = 430 sq ft / 39.9 sq m
Total = 955 sq ft / 88.6 sq m
For identification only - Not to scale

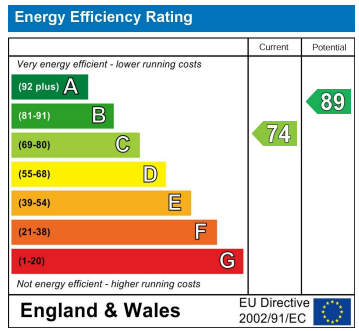


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1284756



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The Property Ombudsman
NAEA National Association of Estate Agents

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.