



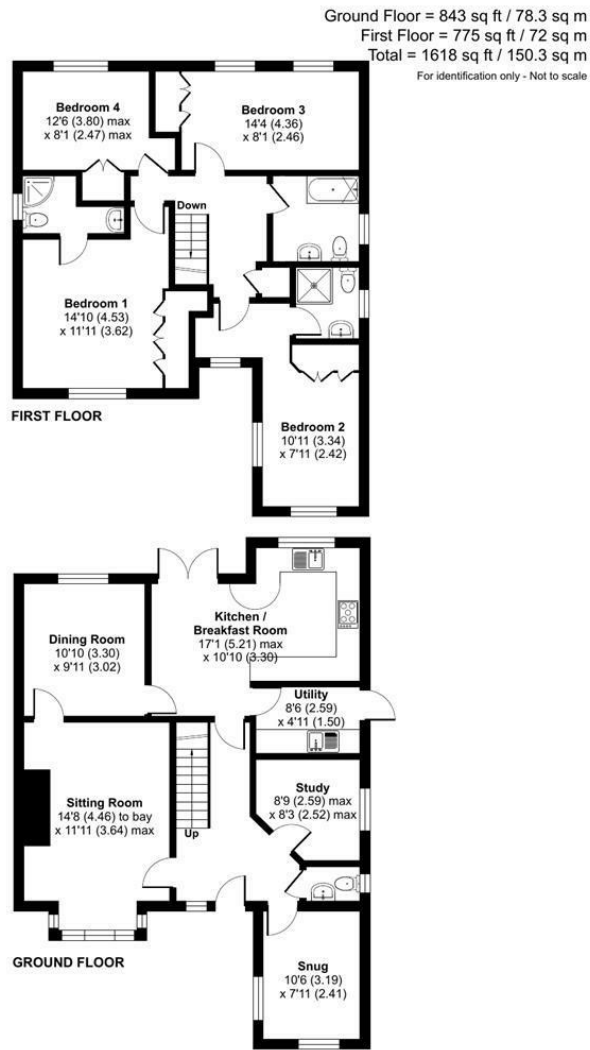
sparky ellison

53 Catmint Close, Chandler's Ford, SO53 4NT

£715,000

A magnificent four bedroom detached family home presented in wonderful condition throughout affording a host of stunning attributes. The accommodation affords spacious well proportioned accommodation highlighted by four double bedrooms on the first floor complemented by a re-fitted en- suite to the main bedroom, en-suite to the second bedroom and re-fitted family bathroom. On the ground floor is the sitting room with feature fireplace leading to a dining room together with a snug/family room and study. In addition to this is a stylish re-fitted kitchen/breakfast room together with utility. To the front of the property is a double garage and to the rear a landscaped garden measuring approximately 43' x 37'. Catmint Close is situated in the popular Knightwood area which itself benefits from pleasant woodland walks a leisure centre, local school and a further range of shops and amenities in Pilgrims Close.

ACCOMMODATION	
Ground Floor	
Reception Hall:	Bathroom:
Stairs to first floor. Karndean floor.	Re-fitted modern white suite comprising bath with shower over and glazed screen, wash basin, WC, storage cupboards, tiled floor.
Cloakroom:	OUTSIDE
Re-fitted white suite comprising wash basin with cupboard under, WC, Karndean floor.	Front:
Snug/Family Room:	To the front of the property is a double width driveway leading to the double garage, adjacent lawned area and planted border with sleeper edging. To the rear of the garage is a useful space for bins or garden shed, pathway to front door. To the side of the property are gates to the rear garden.
10'6" x 7'11" (3.19m x 2.41m) Dual aspect windows.	Rear Garden:
Study	Approximately 43' x 37' attractively landscaped with a full width patio adjoining the house leading onto a lawned area, pebbled area with planted borders and sleeper edging. The garden is surrounded by high quality fencing erected in 2022.
8'9" x 8'3" (2.59m x 2.52m) Karndean floor	Double Garage:
Sitting Room:	19'7" x 19'6" Light and power, roof storage space, solar panels to rear roof.
14'8" x 11'11" (4.46m x 3.64) Bay window, feature stone fireplace with inset gas fire.	OTHER INFORMATION
Dining Room:	Tenure:
10'10" x 9'11" (3.30m x 3.02m) Karndean flooring	Freehold
Kitchen/Breakfast Room:	Approximate Age:
17'1" x 10'10" (5.21m x 3.30m) A comprehensive range of re-fitted matte white handleless units with quartz worktops over built in appliances to include electric double oven, gas hob with extractor hood over, microwave, dishwasher and fridge/freezer, space for table and chairs, Karndean flooring, patio doors to rear garden.	1999
Utility Room:	Approximate Area:
8'6" x 4'11" (2.59m x 1.50m) Matching units and worktops, plumbing for appliances, sink unit, boiler, Karndean floor, door to outside.	1618sqft/150.3sqm
First Floor:	Heating:
Landing:	Gas central heating
Hatch to loft space, airing cupboard.	Windows:
Bedroom 1:	UPVC double glazing
14'10" x 11'11" (4.53m x 3.62) Built in wardrobes.	Loft Space:
En-Suite Shower Room:	Fully boarded with ladder and light connected
Re-fitted modern white suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.	Infant/Junior School:
Bedroom 2:	Knightwood Primary School / St Francis C of E Primary School
10'11" x 7'11" (3.34m x 2.42m) Built in wardrobes and dressing area.	Secondary School:
En-Suite Shower Room:	Thornden Secondary School
White suite comprising shower cubicle, wash basin, WC.	Council Tax:
Bedroom 3:	Band F
14'4" x 8'1" (4.36m x 2.46m) Built in wardrobe.	Local Council:
Bedroom 4:	Test Valley Borough Council - 01264 368000
12'6" max x 8'1" max (3.80m x 2.47m) Built in wardrobe	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 £60 including vat for these checks regardless of the number of buyers involved.



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