



sparks ellison

1 The Paddock, Allbrook, SO50 4SD

£615,000

This beautiful four bedroom detached home set conveniently in a cul-de-sac within the popular Allbrook area . This home is sat on an outstanding plot with well proportioned rooms. On the ground floor, you're welcomed into a large entrance hall with access into a homely, spacious sitting room accommodating a lovely log burner . The kitchen/dining area, which was opened up in 2015 to give you a perfect entertaining space, has been completed to a lovely standard and also has a beautiful feature of wooden French beams. On the first floor you have four well proportioned bedrooms with the master benefiting from an en-suite. Externally, the property benefits from driveway affording parking for 3/4 cars and a double garage. The rear garden has been beautifully landscaped giving you both a patio area and lawned area with a raised decking and patio area to enjoy the peacefulness and the sun. Located within convenient distance to local colleges, schools and great access onto the M3 and M27 motorways.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor with under stair storage for coats as well as storage cupboard for shoes.

Cloakroom:

White suite comprising WC, wash basin, tiled flooring.

Sitting Room:

23'7" x 12'5" (7.18m x 3.78m) Log burner, French doors onto the garden.

Kitchen/Dining Room:

23'6" x 10'10" (7.17m x 3.30m) Opened up in 2015 to make a large open plan kitchen/dining area with bay window at the front. The kitchen has a range of cream units with space for a dishwasher and a fridge freezer, built-in electric induction hob with extractor hood over and electric oven. door to rear garden, tiled flooring.

Utility Room:

Space for washing machine and tumble dryer, boiler in cupboard.

FIRST FLOOR

Landing:

Access to loft space, airing cupboard.

Bedroom 1:

12'10" x 12'4" (3.92m x 3.77m) Built in wardrobes and dressing table.

En-Suite:

White suite with tiled walls and flooring , comprising wash basin with cupboard under, WC, walk-in shower with glazed screen, towel radiator.

Bedroom 2:

12'6" x 10'4" (3.82m x 3.16m)

Bedroom 3:

11' x 9'10" (3.36m x 3.00m)

Bedroom 4:

11'1" x 7'9" (3.37m x 2.37m) Built in wardrobe.

Bathroom:

White suite comprising wash basin, WC, bath with shower over and shower curtain, towel radiator.

OUTSIDE

Front:

Driveway with parking for approximately 3/4 cars, area laid to lawn.

Rear Garden:

Landscaped garden with patio area, large area laid to lawn, raised patio and decking area with feature fish pond. Hardstanding ideal for extra parking or could be landscaped into the garden.

Garage:

With loft storage.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

133.6sqm/1439sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Council Tax:

Band F

Local Council:

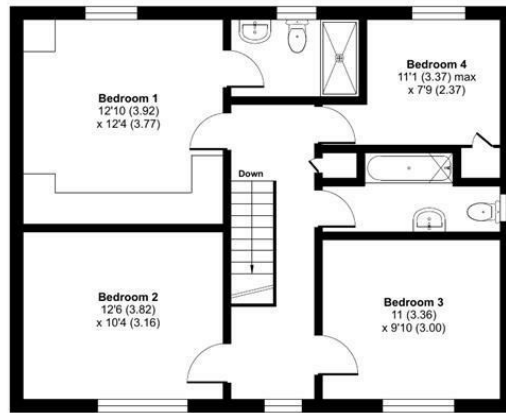
Eastleigh Borough Council - 02380 688000

Agents Note:

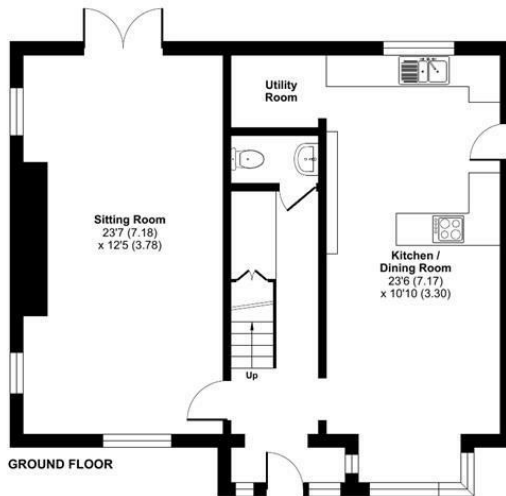
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 741 sq ft / 68.8 sq m
 First Floor = 698 sq ft / 64.8 sq m
 Total = 1439 sq ft / 133.6 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		100
(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	

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.



