



sparky ellison

10 Tomkyns Close, Chandler's Ford, SO53 4HL

£435,000

A delightful three-bedroom detached home nestled in a quiet cul-de-sac location in the ever-popular Knightwood Park. On the first floor the property benefits from three bedrooms, a three-piece family bathroom, ensuite shower room to the master and access to ample loft space. Included on the ground floor, the home enjoys a spacious lounge, modern kitchen/dining room overlooking the rear garden, additional family room and a cloakroom. Externally, there is partial garage space, side access, parking and a fantastic west facing garden. The current owners have made multiple improvements to their home to include new windows, recently laid patio, a modern boiler and EV charging point. Knightwood Park enjoys local schooling, wonderful woodland walks, a leisure centre, together with shops and amenities in Pilgrims Close.

ACCOMMODATION

Ground Floor

Cloakroom:
WC, wash basin.

Sitting Room:
Bay window, under stairs cupboard, gas fireplace.

Kitchen/Dining Room:
Modern re-fitted kitchen with built in double oven, hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for table and chairs. Cupboard housing boiler.

Study/Snug:

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:

En-Suite:
Shower in cubicle, wash basin, wc.

Bedroom 2:
Built in wardrobe.

Bedroom 3:

Bathroom:
Bath with mixer tap and shower attachment, wash basin with cupboard under, wc.

OUTSIDE

Front:
Laid to lawn, driveway providing parking, path to the front door and rear access, access to the storage room.

Rear Garden:
Measures approximately 32' x 32' affording pleasant westerly aspect with area laid to lawn, patio stretching the entire rear of the property with sleeper edging, outside tap, enclosed by fencing.

Storage Room:

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1999

Approximate Area:
1050sqft/97.5sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded

Infant/Junior School:
Knightwood Primary School / St Francis Primary School

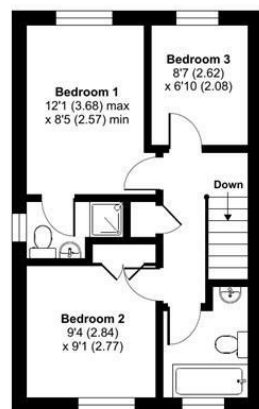
Secondary School:
Thornden Secondary School

Local Council:
Test Valley Borough Council - 01264 368000

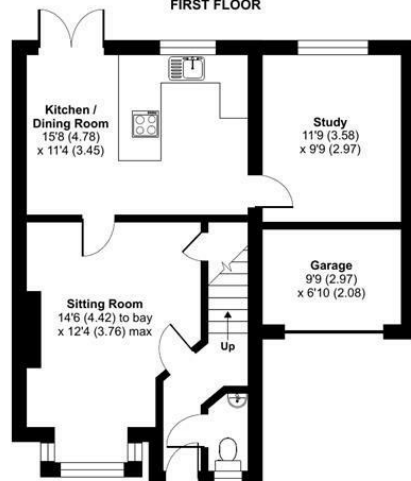
Council Tax:
Band D

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.

Ground Floor = 572 sq ft / 53.1 sq m
 First Floor = 412 sq ft / 38.3 sq m
 Garage = 66 sq ft / 6.1 sq m
 Total = 1050 sq ft / 97.5 sq m
 For identification only - Not to scale

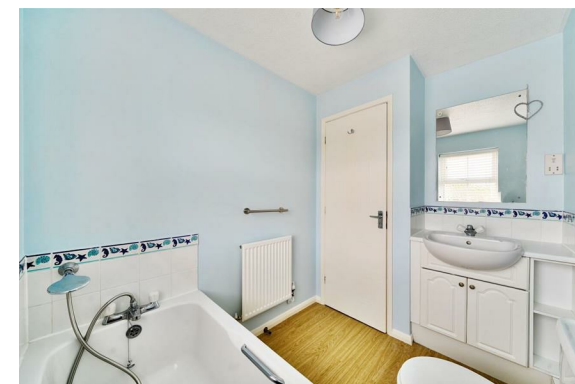
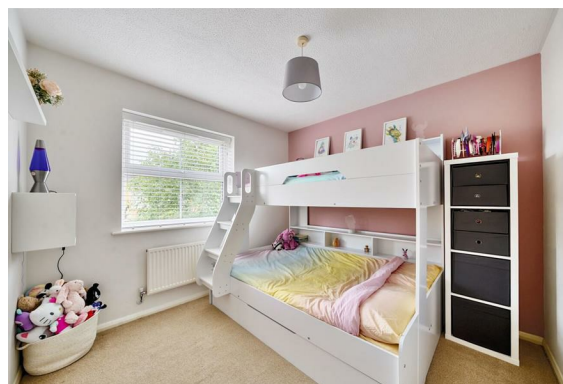
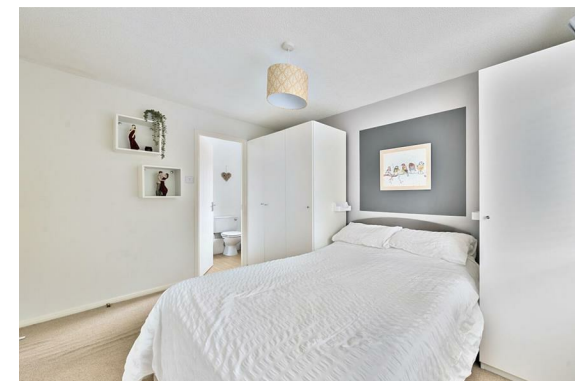


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1299230



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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

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