



sparks ellison

2 Kelburn Close, Chandler's Ford, SO53 2PU

£375,000

A stunning three bedroom semi-detached home presented to a very high standard throughout situated in a cul-de-sac in the popular South Millers Dale area. The property has been extended to the rear to provide a study, ideal for home working which together with the spacious sitting/dining room and modern kitchen complete the ground. On the first floor are three bedrooms and modern re-fitted shower room. The property has been attractively landscaped to the front and a driveway to the side leads to a garage. The rear garden affords a pleasant south westerly aspect with decked areas ideal for outside entertaining looking towards a wooded area. South Millers Dale is conveniently placed within walking distance to a range of shops on Hursley Road, together with Chandler's Ford railway station, with the centre of Chandler's Ford being a short distance away.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Sitting Room:

22'11" x 15'3" (6.99m x 4.65m) Stairs to first floor with cupboard under, fireplace with inset gas fire, space for sofas and space for table and chairs, double doors to study.

Study:

9'3" x 7'3" (2.82m x 2.20m) Dual aspect windows.

Kitchen:

10'10" x 7' (3.30m x 2.13m) A modern range of units, built-in oven, gas hob with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, door to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

12'3" x 8'9" (3.74m x 2.67m)

Bedroom 2:

10'7" x 8'10" (3.22m x 2.68m)

Bedroom 3:

9'3" x 6'4" (2.83m x 1.93m)

Bathroom:

Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboards under, WC.

OUTSIDE

Front:

Neatly landscaped with gravel areas and planting. To the side of the property is a driveway leading to the garage.

Rear Garden:

The rear garden enjoys a delightful south westerly aspect measuring approximately 44' (from back of main wall of house) x 25'. Adjoining the property is a decked area and paved area leading onto a lawned area with pathway to a further deck, enclosed by fencing.

Garage:

17'9" x 8'2" (5.41m x 2.48m) Door to garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1981

Approximate Area:

86.4sqm/932sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

Aluminium (with white polyester powder coating) double glazed windows

Loft Space:

Boarded with ladder and light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

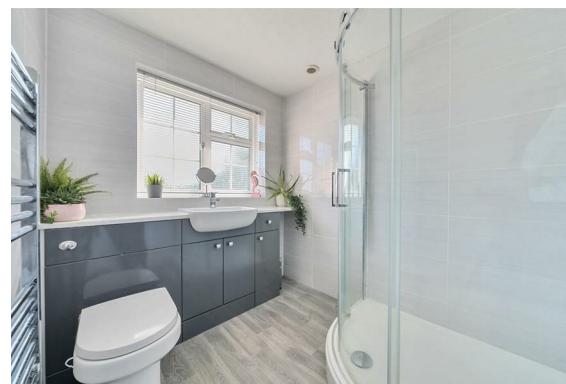
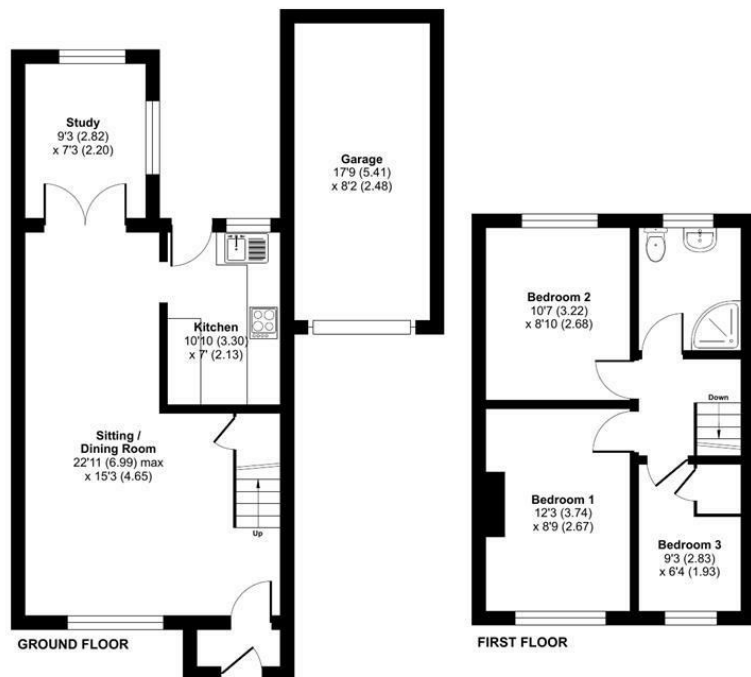
Eastleigh Borough Council - 02380 688000

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 £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 438 sq ft / 40.6 sq m
 First Floor = 350 sq ft / 32.5 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 932 sq ft / 86.4 sq m
 For identification only - Not to scale



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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