



sparky ellison

3 Chestnut Rise, Chandler's Ford, SO53 3HL

£440,000

Nestled in the corner of this idyllic Georgian style cul de sac location, this immaculate three bedroom semi detached home offers multiple benefits and comfortable living. The home has been completely renovated internally and externally by its current owner to a high standard throughout, enjoying a large master bedroom with built in wardrobes, two more good sized bedrooms and a family bathroom with underfloor heating on the top floor. On the ground floor the property has a separate hallway, a beautiful open kitchen/dining/living space, a downstairs cloakroom and utility area. Externally, the rear garden has been landscaped, there is a garage, parking for two cars and front garden. The home is conveniently located and is within easy reach of a public house, shops, other amenities also providing easy access to the M3, the M27, Southampton Parkway, Eastleigh train station and Southampton Airport.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor with under stairs cupboard.

Cloakroom:

White suite comprising wash basin with cupboard under, W.C.

Sitting Room:

18'6" into bay x 11'4" (5.65m into bay x 3.46m) Large bay window, fireplace.

Kitchen/Dining Room:

28' x 9'7" (8.54m x 2.93m) Beautiful re-fitted kitchen comprising integrated oven with electric hob, fridge, freezer, water softener, dining area with bi- fold doors into the garden.

Utility Area:

Integrated washing machine and tumble dryer, cupboard housing boiler, side door into rear garden.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

12'2" x 11'3" (3.72m x 3.42m) Two built in single wardrobes and one double.

Bedroom 2:

10'5" x 9'11" (3.18m x 3.03m)

Bedroom 3:

9'8" x 7'5" (2.95m x 2.27)

Bathroom:

Suite comprising white basin with grey cupboard under, bath with shower overhead, W.C, extractor, underfloor heating.

OUTSIDE

Front:

Parking in tandem for 2 cars, area laid to Lawn. EV charging point.

Rear Garden:

Garden has been landscaped in 2020 and has an upper and lower tier. The top tier comprises of a patio area with various shrubs whilst the lower tier comprises of patio and artificial grass. There is a rear and side access.

Garage:

Single garage with electric door and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

97.1sqm/1046sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating with electric under floor heating in bathroom

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Nightingale Primary School

Secondary School:

Crestwood Community School

Council Tax:

Band C

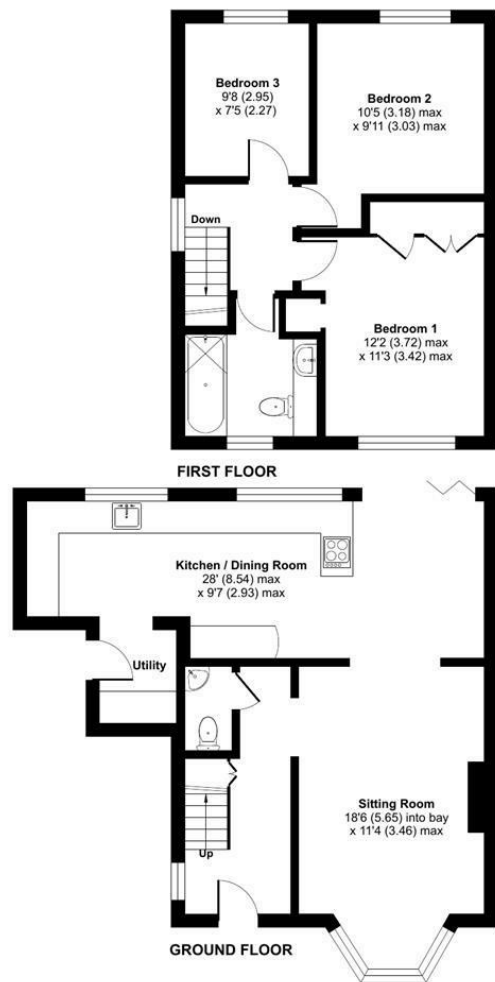
Local Council:

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 = 583 sq ft / 54.1 sq m
 First Floor = 463 sq ft / 43 sq m
 Total = 1046 sq ft / 97.1 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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