



sparky ellison

242a Leigh Road, Chandler's Ford, SO53 3AW

£625,000

Set back from Leigh Road, Chandler's Ford, this stunning new build detached house offers a perfect blend of modern living and comfort. With three bedrooms, an en-suite and family bathroom on the first floor and a further double bedroom with an en-suite on the ground floor, this property is ideal for families seeking a contemporary home in a sought-after location. The ground floor also benefits an open plan kitchen/dining room with bi-fold doors onto the rear garden, as well as another reception room, utility area and a cloakroom. A notable feature of this property is the double garage, providing generous space for vehicles and additional storage. This space could also be used as a substantial home office or another space for guests. Leigh Road offers excellent access to the M27 and M3 motorways, making it a prime location for commuters heading to Southampton, Winchester, or further afield. The area also benefits from a wide range of local amenities, including shops, schools, and leisure facilities, all within easy reach.

ACCOMMODATION

Ground Floor

Hallway:
Stairs to first floor.

Cloakroom:
White suite comprising wc, wash basin with cupboard under.

Kitchen/Dining Room:
227' x 12'1" (6.89m x 3.69m) Range of units including integrated dishwasher, fridge/freezer, microwave, electric oven, induction hob with extractor hood over. Bi-fold doors onto rear garden.

Sitting Room:
12'2" x 11'8" (3.71m x 3.56m) Bi-fold doors onto rear garden, storage cupboard.

Utility Room:
6'5" x 5'8" (1.95m x 1.73m) Space for washing machine and tumble dryer, storage cupboard and wash basin.

Bedroom 4:
13'10" x 10'4" x (4.21m x 3.16m)

En-Suite:
White suite with walk-in shower, wash basin, wc and range of storage cupboards, towel radiator.

First Floor

Landing:

Bedroom 1:
12'2" x 9'4" (3.71m x 2.84m)

En-Suite:
White suite comprising wc, wash basin, walk-in shower, towel radiator.

Bedroom 2:
9'9" x 8'8" (2.98m x 2.63m)

Bedroom 3:
9'3" x 6'7" (2.82m x 2.01m)

Bathroom:
White suite comprising bath with shower over, wc and wash basin with cupboard under. towel radiator.

OUTSIDE

Front:
Gravel driveway with pathway to front door and access to the double garage.

Rear Garden:
Patio area adjoins the rear of the property.

Double Garage Ground Floor:
19'7" x 19'5" (5.96m x 5.91m) Stairs to first floor

Double Garage First Floor:
15'11" x 13'5" (4.86m x 4.08m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2025

Approximate Area:
1987sqft/184.5sqm (Including the garage)

Sellers Position:
No forward chain

Heating:
Air source heat pump and underfloor heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Fryern Infant/Junior School

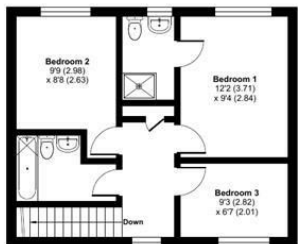
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:

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.

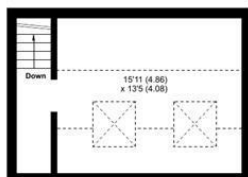
Ground Floor = 900 sq ft / 83.6 sq m
 First Floor = 448 sq ft / 41.6 sq m
 Garage GF = 379 sq ft / 35.2 sq m
 Garage FF = 260 sq ft / 24.1 sq m
 Total = 1987 sq ft / 184.5 sq m
 For identification only - Not to scale



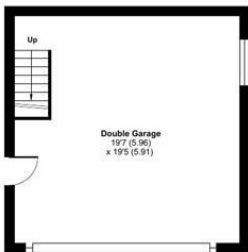
FIRST FLOOR



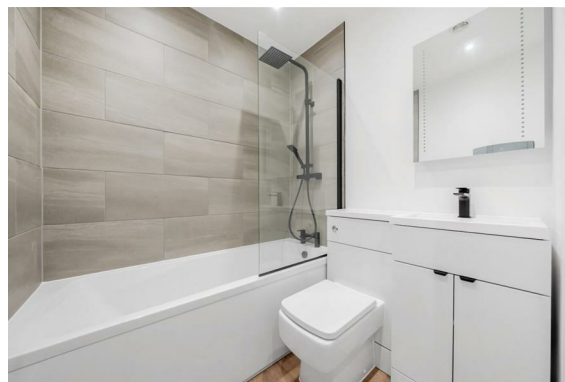
GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



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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