



sparks ellison

7 Hookwater Road, Chandler's Ford, SO53 5PQ

£650,000

This wonderful light and bright detached family home is situated in a delightful and popular cul-de-sac within the Parish of Ampfield. The property is within catchment for both Hiltingbury and Thornden Schools. The house is beautifully presented, a real feature being the 31ft open plan kitchen family room, which provides a great space for dining, relaxing and entertaining. The lounge takes in the full view of the garden and also houses a wood burning stove. An opportunity for flexible accommodation is available due to the option of a 4th, ground floor, bedroom. There is a utility room which also has a white three piece bathroom suite. The south facing rear garden benefits from a large composite decking area which spans the whole width of the house. There is also a useful cabin which has electric heating, power and light and a veranda. The garage is tandem in length and the property also benefits from the addition of solar panels.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor, under stairs storage cupboard.

Bathroom:

White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash hand basin, WC, heated towel rail, space for washing machine and tumble dryer.

Sitting Room:

15'10" x 12'11" (4.83m x 3.94m) Log burner in fireplace.

Kitchen/Dining/Family Room:

31'1" x 9'10" (9.48m x 3.00) Space for Range style cooker, fitted extractor hood, integrated fridge freezer, integrated dishwasher, fitted breakfast bar, space for table and chairs, space for sofas.

Bedroom 4/Family Room:

12'11" x 7'10" (3.94m x 2.39m)

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

14'7" x 11'6" (4.45m x 3.51m) Walk-in wardrobe with access to eaves storage space, French doors to Juliette balcony.

Bedroom 2:

14'11" x 9'11" (4.55m x 3.00m) Built in airing cupboard, built in wardrobe housing boiler, access to eaves.

Bedroom 3:

11'11" x 6'10" (3.63m x 2.08m) Built in storage cupboard, access to eaves.

Shower Room:

A modern re-fitted shower room with white suite comprising open ended walk in shower, wash hand basin, WC, tiled floor, tiled walls, heated towel rail.

OUTSIDE

Front:

Area laid to lawn, variety of mature plants, shrubs and bushes, driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 59' x 44' and comprises of large composite deck area providing

space for table and chairs and seating etc, area laid to lawn, variety of mature plants, bushes and shrubs.

Wood Cabin:

With electric heating, power and light and veranda.

Garage:

27'6" x 7'10" (8.38m x 2.39m) With roll over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1965

Approximate Area:

153.1sqm/1649sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

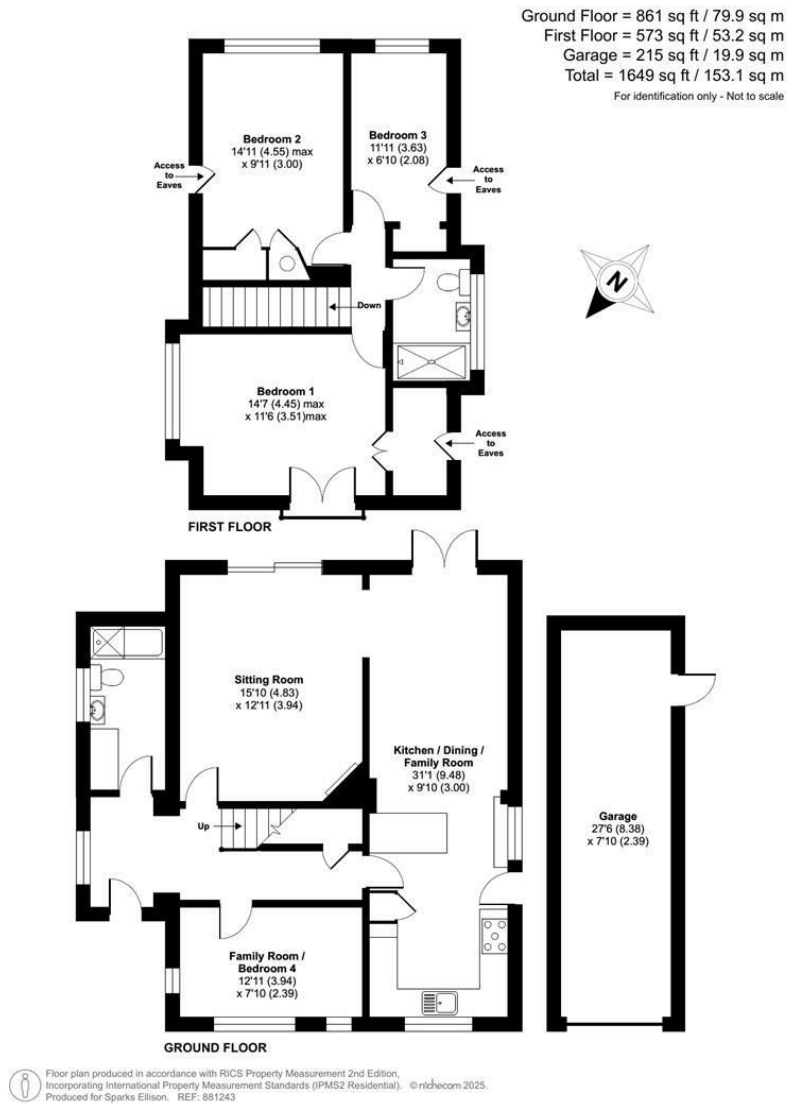
Band E

Local Council:

Test Valley Borough Council 01264 368000

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	72
(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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