



sparks ellison

28 Larkspur Drive, Chandler's Ford, SO53 4HU

£299,995

A modern two bedroom terraced home presented in excellent condition, situated in a popular cul-de-sac location within the heart of Knightwood Park, benefiting from entrance hall, cloakroom, kitchen, sitting room with double doors to garden, bedroom one with en-suite shower room, bedroom two and further bathroom. Externally the property benefits from an enclosed rear garden with southerly aspect and a garage with parking to the front. Larkspur Drive is situated in catchment for Knightwood and Thornden Schools.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under.

Sitting/Dining Room:

17'3" x 11'11" (5.26m x 3.64m) Double doors to rear garden.

Kitchen:

10'1" x 6'1" (3.08m x 1.85m) Re-fitted range of modern gloss units, built in electric oven, gas hob with extractor hood over, integrated fridge and freezer, space and plumbing for washing machine, boiler, tiled floor.

First Floor

Landing:

Access to loft space.

Bedroom 1:

11'11" x 11'10" (3.64m x 3.61m) plus door recess

En-Suite Shower Room:

7'11" x 2'10" (2.41m x 0.86m) Suite comprising shower cubicle with glazed screen, wash basin, WC

Bedroom 2:

9'9" x 8'6" (2.96m x 2.58m) Built in wardrobe, built in airing cupboard.

Bathroom:

6'9" x 5'2" (2.06m x 1.57m) Suite comprising bath with mixer tap and shower attachment, wash basin, WC.

OUTSIDE

Front:

To the front of the property is a small garden with pathway to front door.

Rear Garden:

Approximately 33'6" in length. A patio adjoins the house leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing, rear pedestrian gate.

Garage:

19'11" x 9'10" (6.08m x 3.00m) To the front of the property is a single garage with driveway to the fore.

OTHER INFORMATION

Approximate Age:

1999

Approximate Area:

61sqm/656sqft (Details taken from EPC)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows (except patio doors which are aluminium double glazed)

Loft Space:

Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

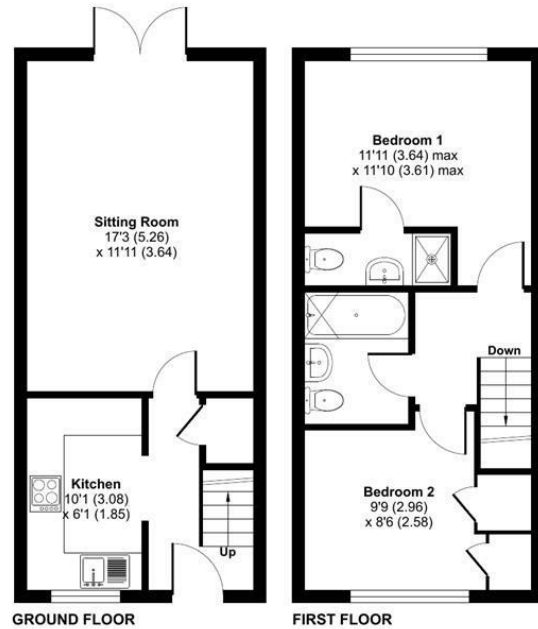
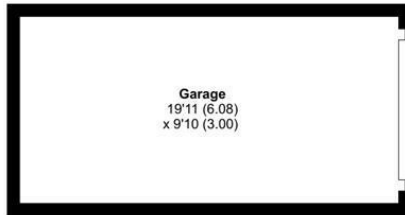
Band C

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 = 333 sq ft / 30.9 sq m
First Floor = 333 sq ft / 30.9 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 862 sq ft / 80 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

