



sparky ellison

1 Wheat Close, Chandler's Ford, SO53 4HA

£475,000

Located in the desirable Knightwood Park development, this attractive link-detached family home is a splendid opportunity for those seeking comfort and convenience. Built in 1999, the property has been meticulously maintained and is presented in excellent order. The house boasts two spacious reception rooms, three well-proportioned bedrooms, each equipped with built-in furniture, there is plenty of room for family living. The property is located close to local shops, a public house, and a leisure centre, catering to all your daily needs. For those who enjoy the outdoors, the nearby woodland walks offer a perfect escape into nature. This property also falls within the catchment for Thornden Secondary School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Cloakroom:
White suite comprising wc, wash hand basin.

Sitting Room:
15'10" x 12'3" (4.83m x 3.74m) Feature bay window.

Dining Room:
10'7" x 8'2" (3.23m x 2.49m) Doors to rear garden.

Kitchen:
10'7" x 9'1" (3.22m x 2.78m) Comprising built in electric oven, built in four ring gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, boiler in cupboard.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
12' x 10'9" (3.65m x 3.28m) Fitted wardrobes and drawers.

En-suite:
White suite comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:
11'4" x 9'2" (3.45m x 2.79m) Fitted wardrobes, fitted desk unit, fitted chest of drawers.

Bedroom 3:
11'4" x 6'7" (3.45m x 2.00m) Fitted wardrobe.

Bathroom:
White suite comprising bath, wash hand basin and we inset to vanity unit.

OUTSIDE:

Front:
Flower bed, driveway providing off road parking for 3 vehicles.

Rear Garden:
Measures approximately 39' x 18' with area laid to lawn, paved patio area, planted borders, outside tap, garden shed.

Garage:
17'9" x 8'8" (5.42m x 2.63m) With electric roller door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1999

Approximate Area:
107.7sqm/1159sqft (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:
Knightwood Primary School/St. Francis Primary School

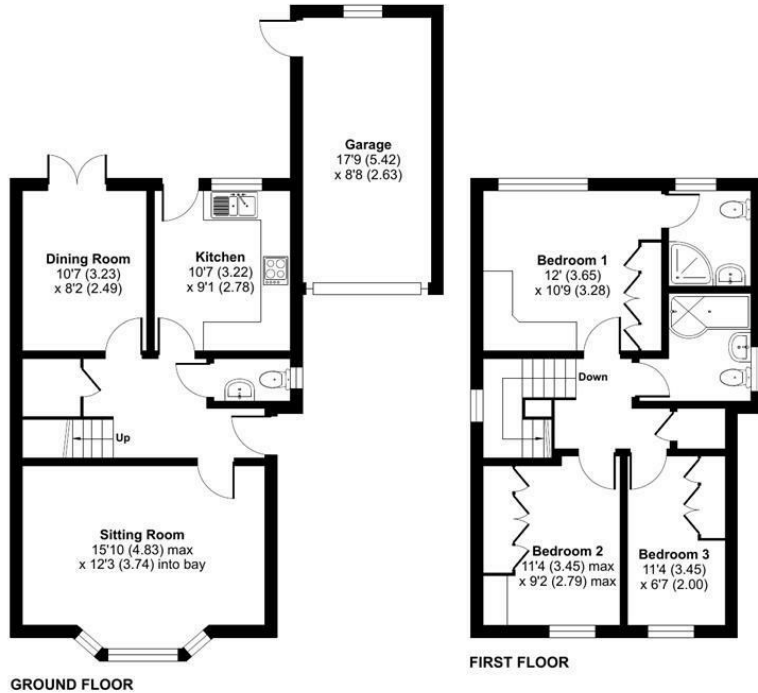
Secondary School:
Thornden Secondary School

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.

Ground Floor = 508 sq ft / 47.2 sq m
 First Floor = 497 sq ft / 46.2 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1159 sq ft / 107.7 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	

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.



