



sparks ellison

7 Carlyn Drive, Chandler's Ford, SO53 2DJ

£550,000

This delightful four bedroom detached family home in a prime central location within Chandler's Ford sits in a popular cul de sac within walking distance of the town center. Upon entering, you will find three spacious reception rooms, including a bright sitting room, a versatile study or playroom, and a dining/family room that is perfect for entertaining. The well appointed kitchen boasts a variety of built in appliances, along with space for freestanding appliances, ensuring that meal preparation is both efficient and enjoyable. A cloakroom completes the ground floor. The four well proportioned bedrooms offer plenty of space for relaxation and rest, making this home suitable for families of all sizes. Outside, the property features a good sized resin driveway that can accommodate up to five vehicles, along with an open plan front garden that enhances the home's curb appeal. The enclosed rear garden provides a private outdoor space, ideal for children to play or for hosting summer gatherings. Conveniently located close to the heart of Chandler's Ford, this property is within easy reach of local amenities, schools, and transport links, making it a fantastic choice for those looking to settle in a vibrant community.

ACCOMMODATION

Ground Floor

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

Cloakroom:
White suite with chrome fitments comprising wash hand basin, wc.

Sitting Room:
20'10" x 11'11" (6.36m x 3.63m) Steps to:

Study/Playroom:
11'7" x 6'11" (3.53m x 2.11m)

Kitchen:
19'3" x 7'11" (5.86m x 2.41m) Built in oven, built in gas hob, fitted extractor hood, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, breakfast bar.

Dining/Family Room:
16'4" x 9' (4.99m x 2.74m)

First Floor

Landing:
Access to loft space.

Bedroom 1:
15'3" x 11'6" (4.64m x 3.51m) Built in wardrobe, French doors leading to balcony.

Balcony:
11'2" x 7'7" (3.41m x 2.32m)

Bedroom 2:
11'6" x 7'10" (3.51m x 2.38m) Built in wardrobe.

Bedroom 3:
11'2" x 8'11" (3.41m x 2.72m) Built in wardrobe, built in airing cupboard housing boiler.

Bedroom 4:
8'11" x 7'7" (2.72m x 2.30m)

Bathroom:
White suite with chrome fitments comprising bath with shower over, wash hand basin, wc.

OUTSIDE

Front:
Area laid to lawn resin driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:
Measures approximately 37' x 33' and comprises paved patio area, outside tap, area laid to lawn, further paved patio area with wooden pergola, planted beds, garden shed.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970

Approximate Area:
1321sqft/122.7sqm

Sellers Position:
Looking to purchase onwards.

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light

Infant/Junior School:
Chandlers Ford Infant School / Merdon Junior School

Secondary School:
Toynbee Secondary School

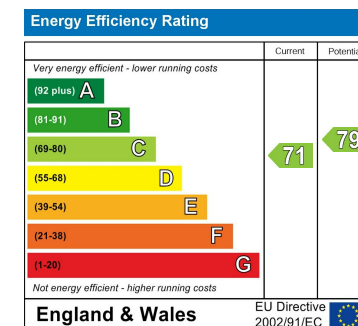
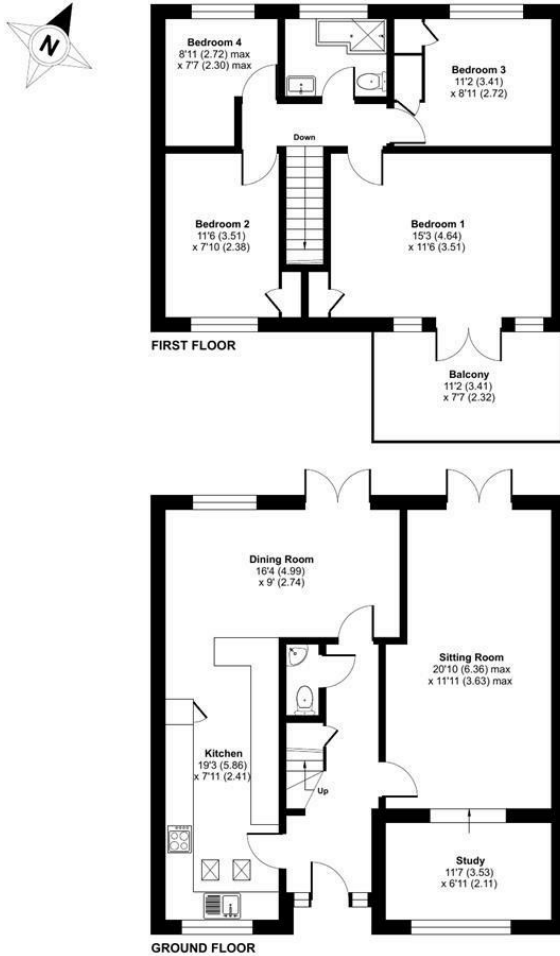
Local Council:
Eastleigh Borough Council 02380 688000

Council Tax:
Band E

Agents Note 1:
In 1997 the property was underpinned at the front. The reports can be viewed at our office. In summary, the movement was assumed to be due to over stressing of the brickwork due to variations in the subsoil and possibly due to roots from removed bushes/works carried out to the next door property. Major structural works were not considered necessary. The property was not owned by the current owners who have since purchased the property with a mortgage and have a different insurance provider.

Agents Note 2:
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 = 758 sq ft / 70.4 sq m
 First Floor = 563 sq ft / 52.3 sq m
 Total = 1321 sq ft / 122.7 sq m
 For identification only - Not to scale



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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.



