



sparky ellison

2 Chilham Close, Eastleigh, SO50 4QZ

£400,000

Located in the quiet cul-de-sac of Chilham Close, Boyatt Wood, this stunning link-detached house offers a perfect blend of modern living and comfort. Beautifully refurbished throughout, the property boasts a contemporary interior that is sure to impress. Upon entering, you are greeted by a spacious reception room that forms modern open-plan kitchen and living space, ideal for both entertaining and family life. The ground floor also features a convenient shower room, while the first floor is home to a re-fitted bathroom that exudes style and functionality. This delightful home comprises three well-proportioned bedrooms, providing ample space for family or guests. Outside, the landscaped rear garden enjoys a southerly aspect, making it a perfect spot for relaxation and outdoor activities. Additionally, there is a charming outside cabin that can serve various purposes, from a home office to a creative space. The property benefits from a driveway that accommodates two cars, ensuring convenience for residents and visitors alike. With no forward chain, this home is ready for you to move in and make it your own. Located in the desirable Boyatt Wood area, residents will appreciate the proximity to local shops and schools, making it an ideal choice for families. Furthermore, Eastleigh town centre and Chandlers Ford are just a short drive away, providing a wealth of amenities and services. For those commuting, easy access to the M3 ensures that you are well-connected to the wider region. This exceptional property is a rare find and is sure to attract considerable interest.

ACCOMMODATION

Ground Floor

Entrance Hall:

Useful shelving.

Living Room/Kitchen:

24'11" x 14'6" (7.60m x 4.41m) Tiled floor throughout, with underfloor heating.

Kitchen Area:

The kitchen has been re-fitted with a range of modern gloss units, electric oven and microwave, gas hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer.

Living Area:

The living area provides ample space for sofas and chairs and a contemporary style fireplace, space for table and chairs.

Lobby:

Door to rear garden and storage room, tiled floor.

Shower Room/Utility Room:

The walk in shower area is in a wet room style, WC, space and plumbing for appliances, sink unit, boiler, tiled floor.

Storage:

9'5" x 8'5" (2.86m x 2.56m)

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

15'4" x 8'3" (4.68m x 2.51m) Access to walk in wardrobe with hanging rails to either side.

Bedroom 2:

9'3" x 8 (2.83m x 2.45m)

Bedroom 3:

10'2" x 6'2" (3.10m x 1.87m)

Bathroom:

Re-fitted modern suite comprising bath with mixer tap and separate shower unit over and glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

OUTSIDE

Front:

To the front of the property is a double length brick paved driveway affording parking for two vehicles, adjacent to this is a lawned area with sleeper edging and pathway to front door.

Rear Garden:

Approximately 32'8" x 26' enjoying a pleasant southerly aspect. Adjoining the house is a full width paved terrace with covered dining area leading onto an area of artificial grass enclosed by hedging and fencing.

Cabin/Office:

13'11" x 8' (4.25m x 2.43m) Wooden floor (Please note that power would need to be connected to be used as a Home Office)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1979

Approximate Area:

1120sqft/103.9sqm (Including storage and cabin)

Sellers Position:

No forward chain

Heating:

Gas central heating, the ground floor also has underfloor heating

Windows:

UPVC double glazing

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

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 = 515 sq ft / 47.8 sq m
 First Floor = 416 sq ft / 38.6 sq m
 Storage = 78 sq ft / 7.2 sq m
 Outbuilding = 111 sq ft / 10.3 sq m
 Total = 1120 sq ft / 103.9 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		85
(69-80) C	71	
(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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