



# 3 Littlefield Crescent, Chandler's Ford, SO53 4PB

£675,000

Located in the highly desirable Knightwood Park, Littlefield Crescent presents a magnificent detached family home, falling within Thornden catchment, that is sure to impress. This splendid property boasts four generous bedrooms, each equipped with built-in wardrobes, ensuring ample storage for all your needs. The main bedroom features a en-suite, while the stunning re-fitted bathroom serves the remaining bedrooms, providing a perfect blend of comfort and style. The heart of this home is undoubtedly the remarkable open-plan kitchen, dining, and living space. This area is designed for modern family living, featuring two sets of bi-fold doors that seamlessly connect the indoors with the outdoor space, allowing natural light to flood the room. A charming log burner adds a touch of warmth and character, making it an inviting space for both entertaining and relaxation. In addition to the impressive living area, the property offers a spacious sitting room, and a dedicated study, ideal for those who work from home. Situated in one of the most sought-after parts of Knightwood Park, residents can enjoy picturesque woodland walks right on their doorstep. Local amenities, including shops in Pilgrims Close and reputable schools, are conveniently close, making this location perfect for families. This exceptional home combines modern living with a tranquil setting, making it an ideal choice for those seeking a family-friendly environment in a prime location. Don't miss the opportunity to make this stunning property your own.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor with cupboard under.

#### Cloakroom:

Wash basin, wc.

#### Sitting Room:

15'9" x 11'1" (4.80m x 3.39m) Bay window, feature fireplace.

#### Kitchen:

10'7" x 7'6" (3.23m x 2.29m) The kitchen area has been comprehensively re-fitted with a range of units, Quartz worktops incorporating breakfast bar for three, integrated wine cooler and dishwasher, electric double oven, induction hob with extractor hood over, space for American style fridge/freezer.

#### Dining/Family Room:

23'7" x 15'6" (7.19m x 4.73) The dining area has space for table and chairs. The sitting area provides two sets of bi-fold doors to rear garden and three roof light windows creating a great deal of light, feature log burner, under floor heating.

#### Utility Room:

7'2" x 5'2" (2.19m x 1.58m) Range of cupboards, space and plumbing for washing machine, boiler, door to outside.

#### Study:

8'6" x 8'6" (2.60m x 2.60m)

### First Floor

#### Landing:

Airing cupboard

#### Bedroom 1:

12'3" x 11'3" (3.74m x 3.42m) Built in wardrobe.

#### En-Suite Shower Room:

Re-fitted modern suite comprising shower cubicle with glazed screen, wash basin, WC, tiled walls and floor.

#### Bedroom 2:

12'2" x 9'9" (3.72m x 2.97m) Built in wardrobe

#### Bedroom 3:

12'5" x 8'4" (3.78m x 2.55m) Built in wardrobe.

#### Bedroom 4:

9' x 8'7" (2.74m x 2.62m) Built in wardrobe.

#### Bathroom:

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

## OUTSIDE

#### Front:

To the front of the property is a double width driveway, adjacent lawned area, side path to rear garden. EV charging point.

#### Rear Garden:

Approximately 48' by 34'6" (maximum measurement) Landscaped to incorporate a composite deck adjoining the property leading onto lawned areas surrounded by well stocked borders with slate chippings, a path leads to a patio at the rear with pergola garden enclosed by fencing. Bespoke lean-to shed.

**Storage Room:**

Formerly the front section of the garage, electric roller door.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

1999

**Approximate Area:**

1630sqft/151.3sqm (Including storage)

**Sellers Position:**

Looking for a forward purchase

**Heating:**

Gas central heating

**Windows:**

UPVC double glazing

**Lost Space:**

Partially boarded

**Infant/Junior School:**

Knightswood Primary School / St Francis Primary School

**Secondary School:**

Thornden Secondary School

**Local Council:**

Test Valley Borough Council - 01264 368000

**Council Tax:**

Band E

**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 = 904 sq ft / 83.9 sq m  
 First Floor = 660 sq ft / 61.3 sq m  
 Storage = 66 sq ft / 6.1 sq m  
 Total = 1630 sq ft / 151.3 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		71	75
(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](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



