



sparks ellison

6 Carne Close, Chandler's Ford, SO53 1HH

£550,000

Located in the quiet cul-de-sac of Carne Close, Chandler's Ford, this magnificent detached chalet has been completely modernised and thoughtfully extended into the roof by its current owners in 2024. This stunning home offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or those seeking a peaceful retreat. Upon entering, you are greeted by a spacious and inviting open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The sitting room provides a warm and welcoming space to relax, while two additional rooms on the ground floor offer versatile options, whether you require extra bedrooms, a study, or a hobbies room together with a shower room and under floor heating throughout. The first floor boasts two generously sized double bedrooms, each featuring modern en-suite. The property is beautifully presented throughout, showcasing the care and attention to detail that has gone into its renovation. Outside, the good-sized driveway and garage provide ample parking, while the landscaped gardens offer a pleasant outdoor space to unwind and enjoy the surroundings. Located in the heart of Chandler's Ford, this home is conveniently situated near all local amenities, making it an ideal location for modern living. In summary, this exceptional property combines modern design with practical living spaces, all set in a peaceful location. It is a rare find that is sure to impress those seeking a stylish and comfortable home.

ACCOMMODATION

GROUND FLOOR

**Reception Hall:**  
Tiled floor, stairs to first floor with cupboard under.

**Sitting Room:**  
10'11" x 10'2" (3.33m x 3.10m)

**Kitchen/Dining/Living Space:**  
24'4" x 13'6" (7.42m x 4.12m) The kitchen area is fitted in a range of modern grey units with black fitments, breakfast bar, electric oven, induction hob with extractor hood over, space and plumbing for appliances, pull out bin storage, cupboard housing boiler, door to rear garden. The dining area affords space for table and chairs and sofa.

**Shower Room:**  
Modern suite comprising full width walk in shower area with glazed screen, wash basin with cupboard under, WC, tiled floor.

**Bedroom 3:**  
10'11" x 9'1" (3.33m x 2.78m) Double doors to outside.

**Bedroom 4/Study:**  
11'1" x 8'1" (3.38m x 2.47m)

FIRST FLOOR

**Bedroom 1:**  
13'4" x 12'10" (4.07m x 3.92m) Fitted wardrobes.

**En-suite Bathroom:**  
Modern suite comprising bath with mixer tap and shower attachment, separate shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.

**Bedroom 2:**  
13'5" x 11'1" (4.09m x 3.38m)

**En-suite Shower Room:**  
Modern suite comprising shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.

OUTSIDE

**Front:**  
To the front of the property is a gravel driveway affording off street parking. A brick paved driveway extends to the side leading to the garage.

**Rear and Side Garden:**  
To the rear of the property is a gravelled area with sleeper wall edging and laurel bush planting providing an excellent space for outdoor entertaining. This is open plan to the garden at the side which comprises of a good sized lawn area enclosed by hedging and fencing.

**Garage/Store Room:**  
Electric door, power connected.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1960's

**Approximate Area:**  
118.5sqm/1276sqft (Including garage)

**Sellers Position:**  
Found vacant property to purchase

**Heating:**  
Gas central heating with underfloor heating to the ground floor. Radiators first floor

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Chandler's Ford Infant/Merdon Junior School

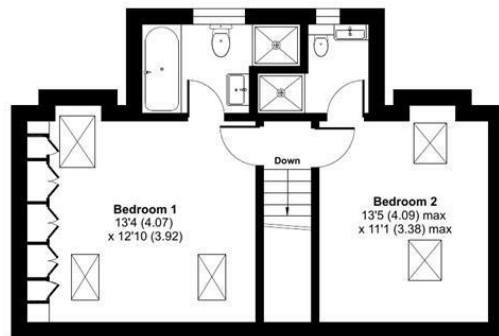
**Secondary School:**  
Thornden Secondary School

**Council Tax:**  
Band D

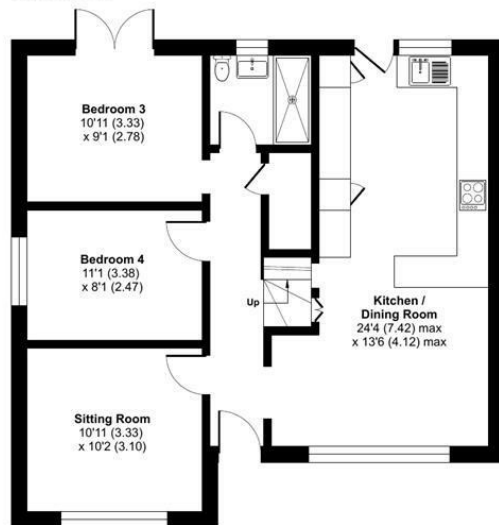
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**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.

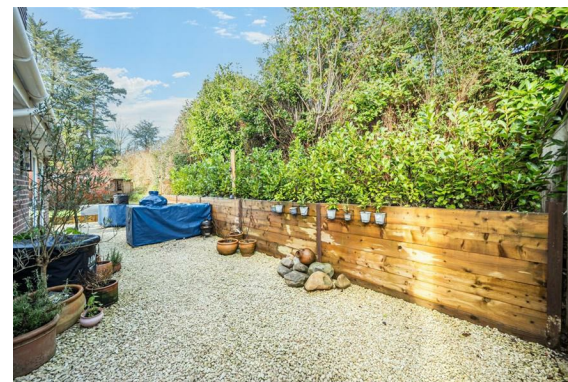
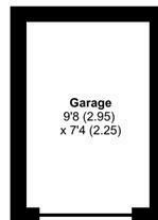
Ground Floor = 744 sq ft / 69.1 sq m  
 First Floor = 461 sq ft / 42.8 sq m  
 Garage = 71 sq ft / 6.5 sq m  
 Total = 1276 sq ft / 118.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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.



