



sparks ellison

8 Hazel Close, Chandler's Ford, SO53 5RF

£475,000

This stunning three-bedroom semi-detached home is situated in the sought-after area of Hazel Close in Hiltingbury. The ground floor begins with a spacious entrance hall, setting the scene for the rest of the home and leading through to the sitting room, which offers space for a log burner, original parquet flooring and bespoke fitted units. To the rear of the property is a single-storey extension creating an impressive L-shaped kitchen/dining/family room, the true heart of the home. This wonderful space offers a generous range of units and storage cupboards, along with a larder cupboard and a useful utility cupboard. The conservatory was also upgraded with a solid roof in 2016, allowing the space to be enjoyed comfortably all year round. Upstairs, the first floor provides a family bathroom and three well-proportioned bedrooms, all recently redecorated, giving the home a fresh and welcoming feel. The rear garden has been cleverly landscaped to maximise both space and usability. It features a fantastic home office built in 2025 as well as a separate hobby room added in 2021, while still providing two seating areas including a covered decking area. There is also the added benefit of a garage and driveway parking for up to three cars. Presented in fantastic condition throughout, this is a wonderful home ready to move straight into and one not to be missed.

ACCOMMODATION

Ground Floor

Entrance hall:

Large hall, storage cupboard under the stairs and stairs to first floor.

Cloakroom:

Modern suite comprising wash basin with cupboard under and WC.

Sitting room:

17'7" x 11'1" (5.35m x 3.39m) Space for log burner and bespoke fitted units either side of the fireplace.

Kitchen/dining room:

18'4" x 9'4" (5.60m x 2.89m) Range of units including space for fridge freezer, range cooker, washing machine. integrated dishwasher, multiple cupboards for storage. French doors onto rear garden.

Family room:

10'5" x 9'11" (3.17m x 3.02m) French doors to rear garden.

First floor

Landing:

Access to loft space, storage cupboard/previous airing cupboard.

Bedroom 1:

13'3" x 11'2" (4.03m x 3.40m) Fitted wardrobe.

Bedroom 2:

11'7" x 11'3" (3.53m x 3.42m) Built-in wardrobes.

Bedroom 3:

9'5" x 6'11" (2.87m x 2.10m)

Bathroom:

Modern suite comprising bath, shower cubicle, WC and wash basin with fitted mirror over.

OUTSIDE

Front:

Block-paved driveway, access to garage.

Rear:

Beautifully landscaped, decking area with canopy over, lawn area and patio area with brick path leading to home office and hobby room.

Garage:

17'2" x 7'8" (5.23m x 2.33m) Power and sink, space for tumble dryer.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1261 sq ft / 116.9 sq m

Sellers Position:

Found a forward purchase

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Partially boarded, ladder connected, light connected.

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

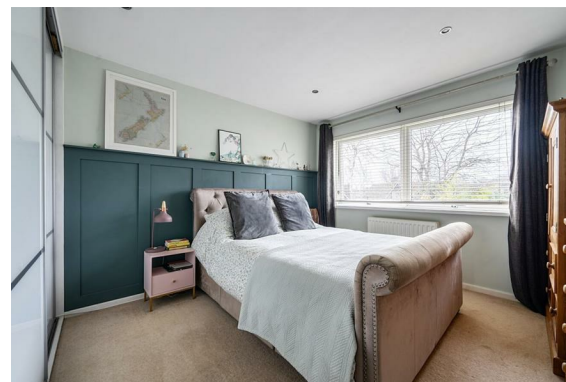
Council Tax:

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 = 622 sq ft / 57.7 sq m
 First Floor = 508 sq ft / 47.1 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 1261 sq ft / 116.9 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		
(69-80) C	74	79
(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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