



sparks ellison

105 Morgan Le Fay Drive, Chandlers Ford, SO53 4JH

£415,000

This wonderful three bed end terrace home situated in Knightwood Park, with catchments of Knightwood Primary School, St Francis C of E Primary School and Thornden Secondary School. This home is presented in fantastic condition throughout with downstairs providing a large entrance hall leading to a cloakroom and a modern kitchen, the kitchen has built-in appliances and has the bonus of quartz worktops. Downstairs also includes a large sitting room which leads through to the modern conservatory, the conservatory at the rear is a great space and usable room with an insulated PVC roof and tiled flooring. Upstairs includes three bedrooms with the master benefiting from an ensuite and bedroom one and two having the luxury of fitted wardrobes. Externally, this home has parking for two cars directly to the front of the property and to the rear garden has been brilliantly landscaped with a patio area to enjoy the Sun coming in from South East. The rear garden is private and secluded with this home set at the end of cul-de-sac.

ACCOMMODATION

Ground Floor

Entrance hall:
Storage cupboard.

Cloakroom:
WC and wash basin.

Kitchen:
10'8" x 9'3" (3.26m x 2.81m) Quartz worktops, range of units including integrated fridge/freezer, dishwasher, gas hob and electric oven with extractor hood over and space for a washing machine.

Sitting room:
16'4" x 15'8" (4.99m x 4.77m) Stairs to first floor with storage cupboard under

Conservatory:
13'6" x 10'11" (4.12m x 3.33m) Tiled flooring and PVC roof with insulation, French doors onto the rear garden.

First floor

Landing:

Bedroom 1:
12'6" x 11'0" (3.80m x 3.35m) Built-in and fitted wardrobes.

En-suite:
Modern suite comprising: shower cubicle with folding glass screen, WC, wash basin with cupboard under.

Bedroom 2:
9'1" x 8'7" (2.78m x 2.63m) Fitted wardrobes with sliding doors and built-in strip lighting.

Bedroom 3:
8'7" x 7'0" (2.62m x 2.14m)

Bathroom:
Bath, WC, wash basin.

OUTSIDE

Front:
Path leading to front door and parking for two vehicles.

Rear:
Porcelain patio area with steps to the lawn area, southeast facing.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2001

Approximate Area:
1051 sq ft / 97.5 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Partially boarded, ladder connected, light connected.

Infant/Junior School:
Knightwood Primary School / St Francis C of E Primary School

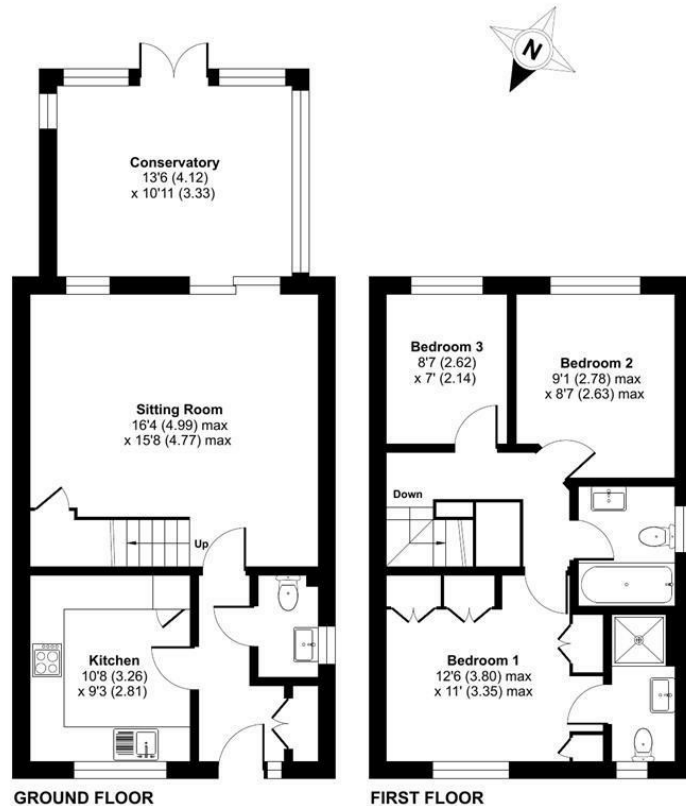
Secondary School:
Thornden School

Local Council:
Test Valley Borough Council - 01264 368000

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 = 606 sq ft / 56.2 sq m
 First Floor = 445 sq ft / 41.3 sq m
 Total = 1051 sq ft / 97.5 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		
(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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