



# 17 Merrick Way, Chandler's Ford, SO53 4QT

£575,000

Located in the highly sought-after cul-de-sac of Merrick Way, Valley Park, this charming detached house offers a perfect blend of comfort and convenience. Built in 1988, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. The first floor features four well-proportioned bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and comfort for the whole family. Additionally, there is a family bathroom conveniently located to serve the other bedrooms. On the ground floor, the sitting room and dining room provide ample space for gatherings, while the kitchen and utility room enhance functionality for daily living. The property also benefits from a generous driveway and a double garage, offering plenty of parking and storage options. There is potential to extend, allowing you to tailor the home to your specific needs. Valley Park is renowned for its local shops and amenities, making everyday errands a breeze. For those who enjoy the outdoors, the area is surrounded by beautiful woodland walks and parks, perfect for leisurely strolls or family outings. This delightful home in Valley Park presents an excellent opportunity for families seeking a peaceful yet vibrant community. With its desirable location and spacious living areas, it is sure to attract interest from discerning buyers. Don't miss the chance to make this wonderful property your own.

## ACCOMMODATION

### Ground Floor:

#### Reception Hall:

Stairs to first floor with cupboard under.

#### Cloakroom:

Wash basin, WC.

#### Sitting Room:

19'5" x 10'8" (5.91m x 3.26m) Open fireplace with adjacent gas pipe.

#### Dining Room:

10'9" x 10'4" (3.27m x 3.15m) Patio doors to rear garden.

#### Kitchen:

10'8" x 8'1" (3.25m x 2.72m) Range of units, electric oven, gas hob, space and plumbing for dishwasher, space for table and chairs, tiled floor, utility room, space and plumbing for appliances, boiler, tiled floor, door to outside.

### First Floor:

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

10'9" x 9'3" (3.27m x 2.83m) Built in wardrobes.

#### En-Suite Shower Room:

Suite comprising shower cubicle, wash basin, WC.

#### Bedroom 2:

10'11" x 8'6" (3.33m x 2.59m) Built in wardrobe.

#### Bedroom 3:

13'6" x 6'4" (4.12m x 1.94m) Built in wardrobe.

#### Bedroom 4:

10'11" x 7'5" (3.33m x 2.26m) Built in slim line wardrobe.

#### Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin with cupboard under, WC, tiled walls.

## OUTSIDE

### Front:

Generous driveway affording off street parking for several vehicles with side access to rear garden.

### Rear Garden:

An attractive feature of the property measuring approximately 52' x 35'. A patio adjoins the house leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing.

### Double Garage:

Electric roller door to the front, light and power, door to rear garden.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1988

### Approximate Area:

1539sqft/142.8sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Hiltingbury Infant/Junior School & St Francis C of E Primary School

### Secondary School:

Thornden Secondary School

### Local Council:

Test Valley Borough Council

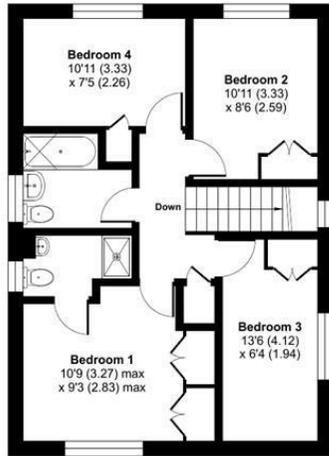
### Council Tax:

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 = 633sq ft / 58.8 sq m  
 First Floor = 553sq ft / 51.3 sq m  
 Garage = 353 sq ft / 32.7 sq m  
 Total = 1539 sq ft / 142.8 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) A			
(81-91) B			
(69-80) C		73	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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1380486

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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.



