



sparks ellison

30 Donnington Drive, Chandler's Ford, SO53 3PB

£465,000

Positioned within Donnington Drive in Chandler's Ford, this three/four bedroom home offers a flexible layout suited to a range of needs. The ground floor centres around a sitting room to the front, while the kitchen spans the rear of the property, flowing through to a conservatory that provides additional reception space and a garden outlook. The rear section of the garage has been converted, creating a useful ground floor bedroom or home office depending on your requirements. Upstairs, there are three well proportioned bedrooms alongside a shower room, arranged to offer practical family living. Externally, the frontage provides parking for multiple vehicles, while to the rear the private east-facing garden enjoys morning and early afternoon sun. The property is conveniently placed for local amenities, well-regarded schools and access to transport links serving Southampton and Winchester.

ACCOMMODATION

Ground Floor

Sitting room:
18'3" x 10'10" (5.57m x 3.30m) Bay window and electric fireplace

Kitchen/dining room:
19'4" x 8'8" (5.90m x 2.65m) Range of units including integral double oven and induction hob with extra extractor hood over, space for fridge freezer, washing machine, dishwasher and also accommodating the boiler.

Conservatory:
10'2" x 9'3" (3.10m x 2.82m) Access to rear garden.

Cloakroom:
Wash basin, WC.

Study/bedroom 4:
9'0" x 8'2" (2.75m x 2.48m)

Store/Utility:
8'2" x 6'3" (2.50m x 1.90m)

First Floor

Landing:
Access to loft space and airing cupboard.

Bedroom 1:
13'0" x 10'11" (3.97m x 3.33m) Built in wardrobe.

Bedroom 2:
11'0" x 10'11" (3.35m x 3.33m) Built in wardrobe.

Bedroom 3:
9'6" x 8'2" (2.89m x 2.48m).

Bathroom:
Shower with glass screen, WC, wash basin.

OUTSIDE

Front:
Driveway parking for multiple vehicles and access to the store/utility.

Rear:
Patio area and lawn area surrounded by flowerbeds and shrubs.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1986

Approximate Area:
1132 sq ft / 105 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Fully boarded with connected ladder and connected light

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

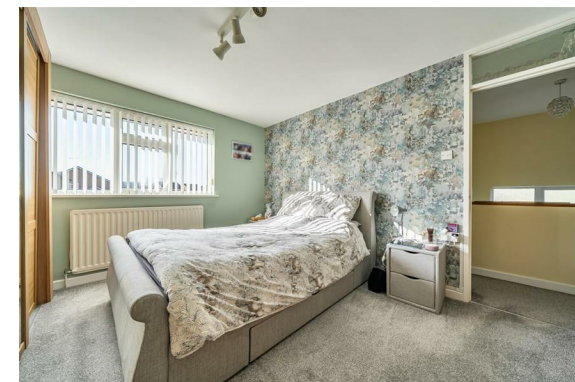
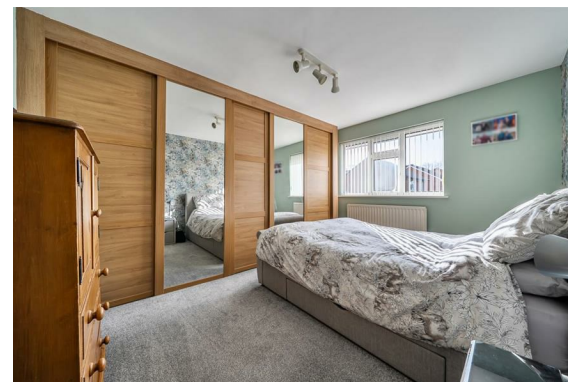
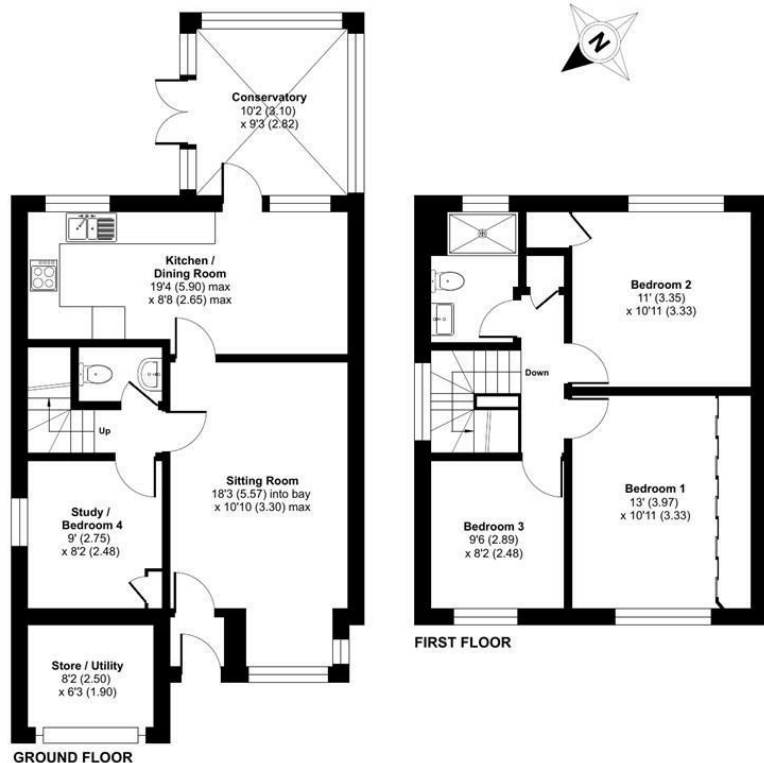
Secondary School:
The Toynbee School

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 = 611 sq ft / 56.7 sq m
 First Floor = 473 sq ft / 43.9 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1132 sq ft / 105 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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