



sparks ellison

14 Merrieleas Drive, Chandler's Ford, SO53 2FN

£550,000

Located in the desirable area of Merrieleas Drive, Chandler's Ford, this stunning detached bungalow is a true gem, presented to an exceptionally high standard throughout with a detailed interior design feel. The property boasts a magnificent open plan kitchen, dining, and living space, perfect for both entertaining and everyday family life. With three well-proportioned bedrooms, this home offers ample space for relaxation and comfort. A modern re-fitted bathroom adds a touch of luxury. Outside, the property features well-tended gardens that provide a serene outdoor retreat, along with a versatile studio or office space in the garden, ideal for those who work from home or seek a creative space. The stylish interior of the bungalow is complemented by its thoughtful design, making it a welcoming haven for any homeowner. Situated in a convenient central location, this bungalow is within close proximity from local shops, the railway station, and the vibrant centre of Chandler's Ford. This prime location ensures that you have everything you need within easy reach, making it an ideal choice for families and professionals alike. In summary, this exceptional bungalow combines modern living with a charming setting, making it a perfect place to call home. Don't miss the opportunity to view this remarkable property.

ACCOMMODATION

Ground Floor

**Entrance Area:**  
Access to principal accommodation.

**Kitchen/Dining/Living Space:**  
23' x 17'10" (7.00m x 5.43m) A magnificent open plan space incorporating the kitchen, living area and dining space. The kitchen has been re-fitted with a comprehensive range of modern taupe coloured units incorporating quartz worktops, sink unit with Quooker tap providing instant boiling water and filtered water, integrated dishwasher, Neff electric oven and combination microwave/oven, warming drawer, integrated full height fridge and under counter freezer, larder style cupboard, extensive feature island unit with inset induction hob and breakfast bar seating 4, wine cooler. The living space provides ample room for sofas and chairs together with the dining table and bi-fold doors opening onto the rear garden with feature open fireplace.

**Bedroom 1:**  
13'9" x 7'11" (4.19m x 2.42m) Wall to wall fitted wardrobes, bi-fold doors to rear garden.

**Bedroom 2:**  
12' x 10'5" (3.66m x 3.18m) Built in wardrobe.

**Bedroom 3:**  
9'6" x 7'10" (2.90m x 2.40m) Open wardrobe recess.

**Bathroom:**  
Re-fitted modern white suite comprising bath with central mixer tap and shower unit, wash basin with cupboard under, WC, underfloor heating.

**Lobby:**  
Utility area with bi-fold doors housing space and plumbing for washing machine and shelved area, hatch to loft space.

OUTSIDE

**Front:**  
To the front of the property is a good sized driveway leading to the garage with adjacent lawned area, planted borders and access to rear garden.

**Rear Garden:**  
An attractive feature of the property with well tended gardens providing a full width patio leading onto lawned areas interspersed with mature borders and slate chipping areas with pathway to the studio/cabin.

**Cabin:**  
12'9" x 7'4" (3.89m x 2.24m) An insulated room with light and power.

**Garage:**  
18'1" x 8'11" (5.52m x 2.73m) Light and power.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1963

**Approximate Area:**  
1211sqft/112.4sqm

**Sellers Position:**  
Purchasing a property with no onward chain.

**Heating:**  
Gas central heating

**Windows:**  
UPVC Double Glazing

**Loft Space:**  
Partially boarded and insulated. Light connected.

**Infant/Junior School:**  
Chandlers Ford Infant School / Merdon Junior School

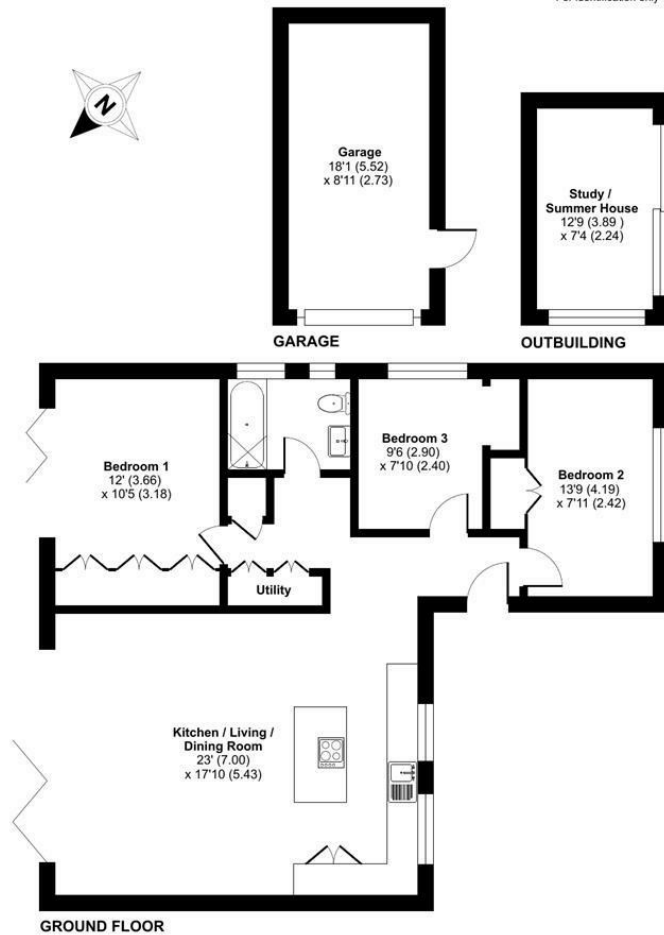
**Secondary School:**  
Thornden Secondary School

**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 = 955 sq ft / 88.7 sq m  
 Outbuilding = 94 sq ft / 8.7 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1211 sq ft / 112.4 sq m  
 For identification only - Not to scale



| 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.

