



sparky ellison

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

OIEO £450,000

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. Bosch Worcester boiler was only installed 15 months ago with a 10 year warranty and an inclusive service plan up till December 2031.

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

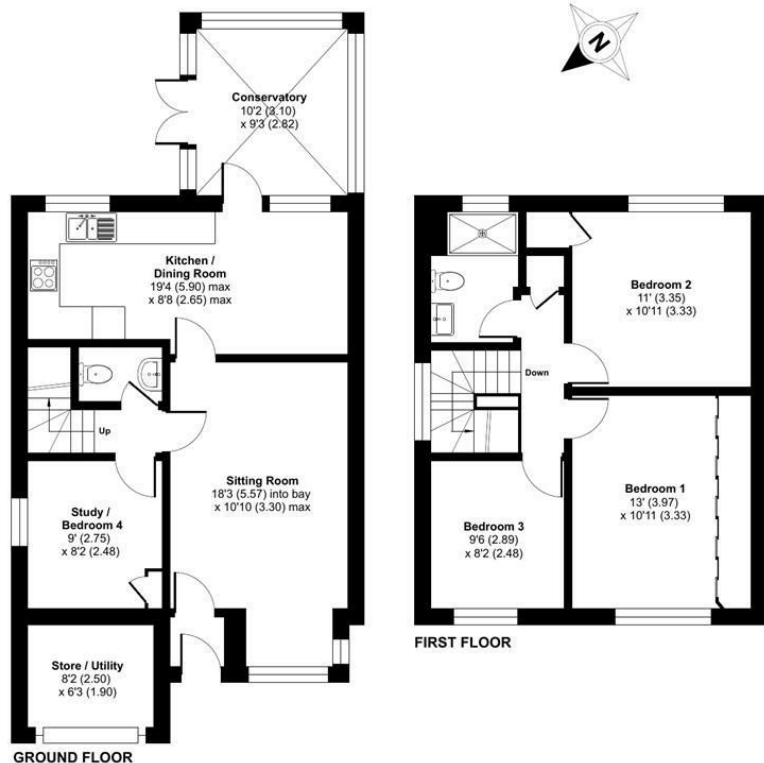
Secondary School:
The Toynbee School

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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